



Established. 1952
**JP&M
DOYLE**

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE
**FOUR RESIDENTIAL SERVICED SITES,
BLACKDOWN,**



**KILTEEL,
CO. KILDARE.**

jpmdoyle.ie

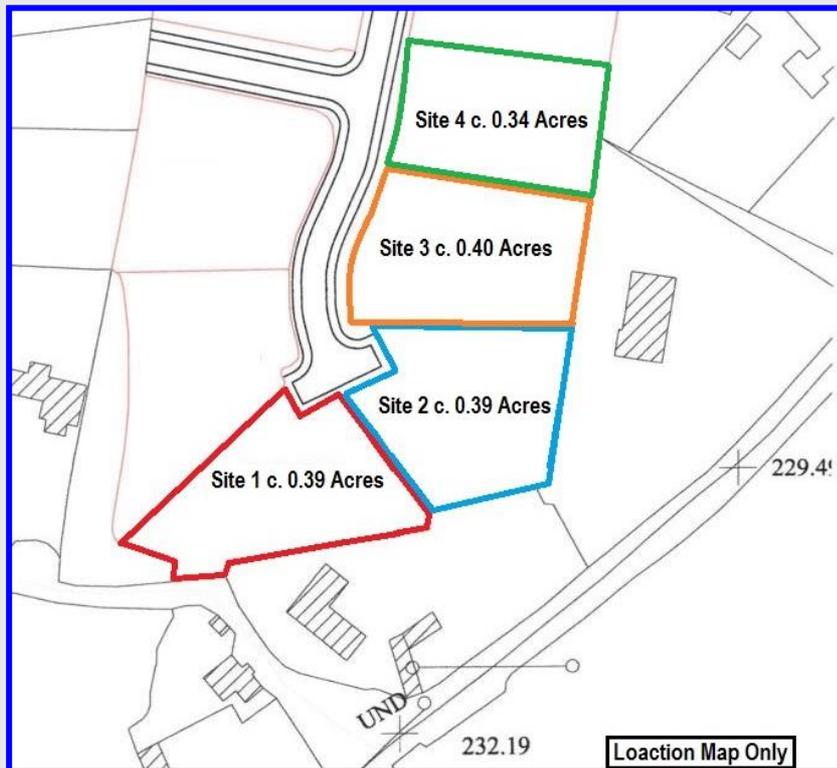
(01) 490 3201

LOCATION:

Situated adjoining the picturesque village of Killeel, located on the Dublin/Kildare border, between the N7 and N81, c. 4 miles from Rathcoole, c. 7 miles from Naas and c. 15 miles from Dublin City Centre. An abundance of sporting activities are close by, including golf, equestrian pursuits and water activities on the nearby Blessington Lakes. Within 10 minutes of the Luas stop in Citywest.

Blessington: c. 5 miles **Naas:** c. 7 miles **M50 Roundabout:** c. 11 miles **Dublin:** c. 15 miles.

There is a local school bus pick-up at the entrance to the Blackdown Estate.



DESCRIPTION:

Four sites ideally located at the rear of the existing development Blackdown Estate. Blackdown consist of large detached homes in the centre of Killeel village. An access road, sewerage & water connections will provided to each site.

Site 1: c. 0.39 Acres

Site 3: c. 0.40 Acres

Site 2: c. 0.39 Acres

Site 4: c. 0.34 Acres

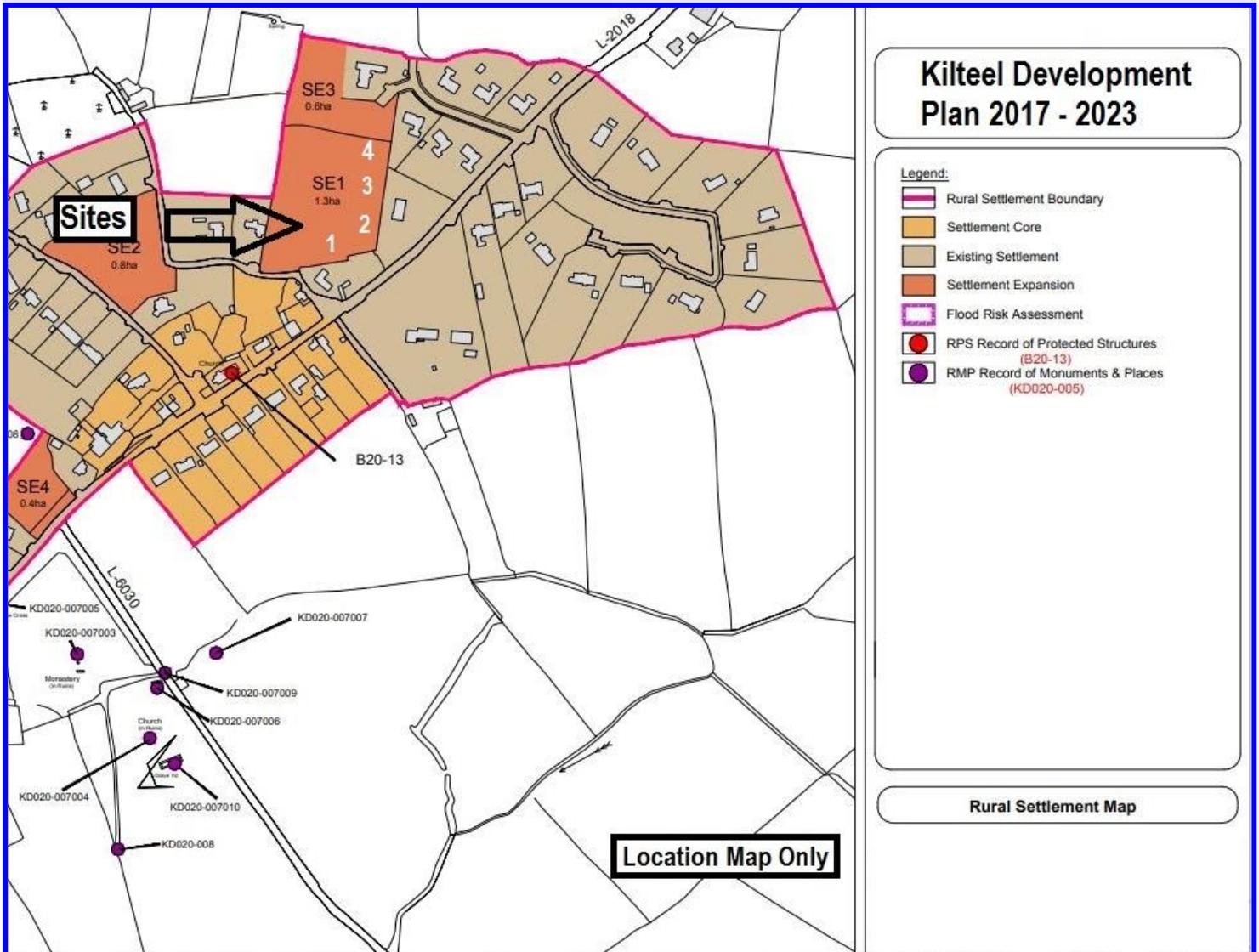


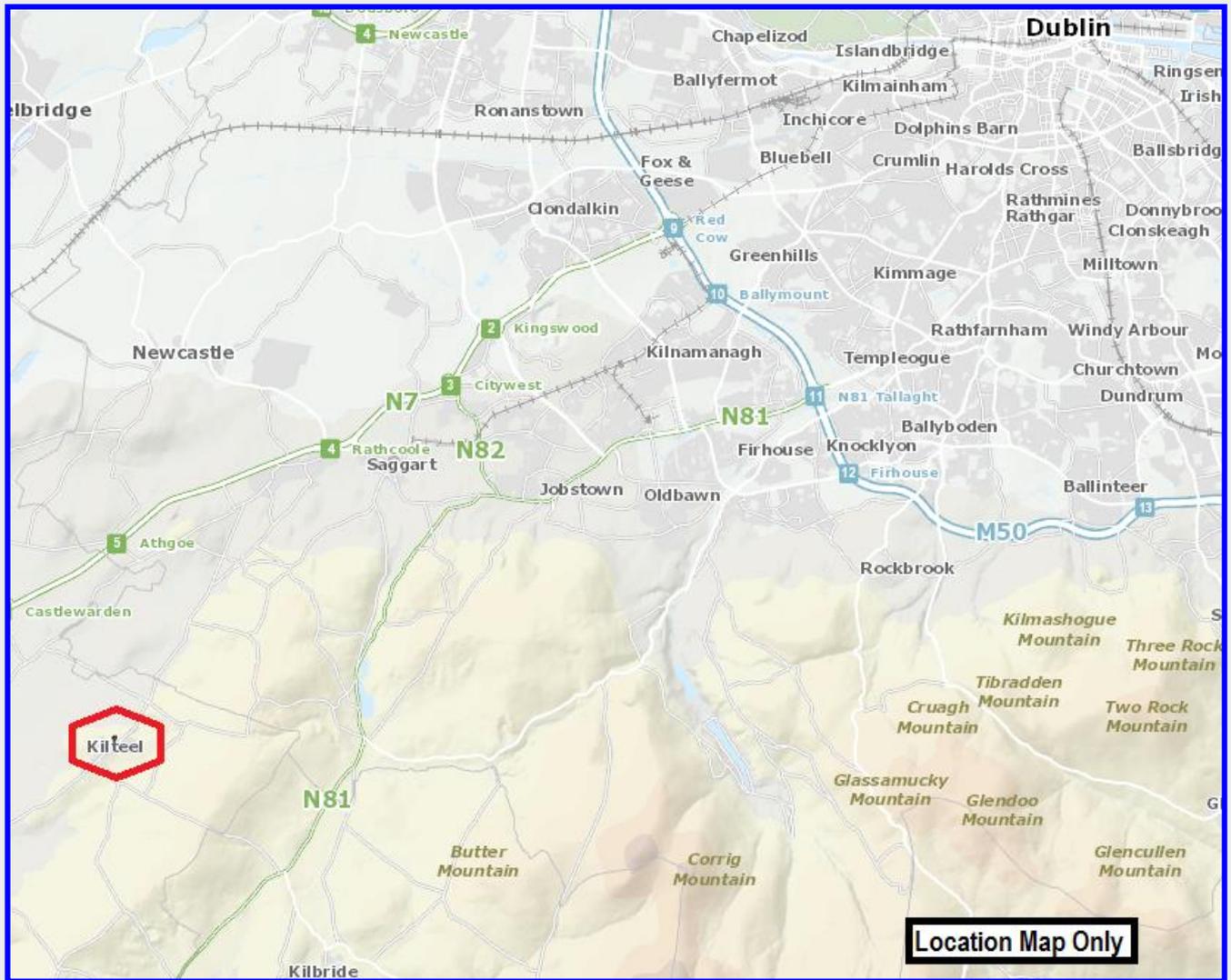
ZONING:

The sites are zone (SE) Settlement Expansion under the Kildare County Council Development Plan 2017 – 2023. Settlement Expansion - In line with the objectives and policies set out for the sustainable growth of rural settlements, each development strategy has identified preferable sites for settlement expansion. Such sites have been selected on the basis of developing the settlement in a sequential and sustainable manner. The designation of sites for settlement expansion takes cognizance of all existing valid planning permissions, which have not been built out to date.

Developments that reflect the character, form and scale of the existing settlement and do not negatively impact on the existing residential amenity will be encouraged.

(Kildare County Council have previously granted permission for one-off dwellings on sites in this development.)





VIEWING:

By Appointment Only

PRICE REGION:

€149,000 (Per Site)



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PSRA Licence: 002264

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