

## 4.03-Acre Residential Development Site with F.P.P

### Kilcoursey, Clara, Co. Offaly

#### Residential Development Site



## Residential Development Site

- Ready-to-go development site with the benefit of full planning permission for 25 houses within commutable distance of Dublin.
- Prime location fronting on to the R436 and within minutes' walk of Clara town centre, Clara Train Station, Clara GAA and local schools.
- Established Residential Area.
- Majority of site is zoned New Residential.
- Strategically positioned between Tullamore, Athlone and the M6 at Moate East and Kilbeggan.

#### ENQUIRIES TO



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# Ready-to-Go Development Site

**For Sale** | Development Site | Clara, Co. Offaly

**POWER  
PROPERTY**

Athlone | Galway | Limerick

## FEATURES

- 4.03-acre serviced site
- Full Planning Permission
- Flexible design
- Layout redesign possible (if required) subject to planning permission
- Established Residential Area
- Directly Opposite Scoil Bhride & Clara GAA Club
- Central location equidistant from Dublin and Galway
- Strategically positioned between Tullamore, Athlone and Kilbeggan.
- Mainline rail station nearby with multiple daily services to Dublin & Galway



## LOCATION

Located in Clara, Co. Offaly. The development site fronts onto the Kilbeggan Road (R436), a regional road linking Kilbeggan to Ferbane. Clara town is positioned in the midlands of Ireland approximately 11.3km northwest of Tullamore, 28.5 km southeast of Athlone, 100 km west of Dublin City and 111 km east of Galway City. Clara had a recorded population of 3,403 persons in Census 2022.

## ZONING

The majority of the lands are zoned New Residential under the Offaly Development Plan 2021 – 2027.

## GUIDE PRICE

€975,000

## VIEWING

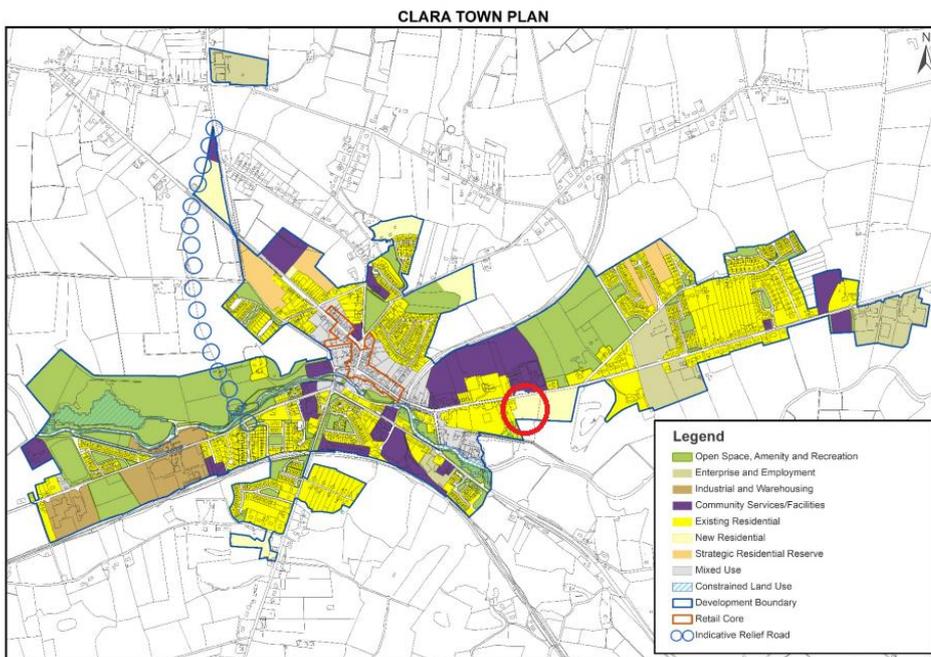
Strictly by appointment with sole selling agents Power Property

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# Ready-to-Go Development Site



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### DESCRIPTION

A prime residential development site with planning for the construction of 25 housing units with six varying house types comprising 2,557.75 Sq. M. overall in a highly desirable location in Clara town. The planning permission was granted on 13<sup>th</sup> December 2023 (see PL Ref. 2356) and is valid until 12<sup>th</sup> December 2028. The front portion of the lands are zoned New Residential.



### ACCOMMODATION

House Number	House Type	Storeys	Bedrooms	Area (Sq. M.)
1	A (2 Bed Semi)	1	2	81.5
2	A (2 Bed Semi)	1	2	81.5
3	B1 (3 Bed Semi)	2	3	103
4	B1 (3 Bed Semi)	2	3	103
5	B1 (3 Bed Semi)	2	3	103
6	B1 (3 Bed Semi)	2	3	103
7	B (3 Bed Semi)	2	3	103
8	B (3 Bed Semi)	2	3	103
9	B (3 Bed Semi)	2	3	103
10	B (3 Bed Semi)	2	3	103
11	D (2 Bed Semi)	2	2	91.3
12	D1 (2 Bed Semi)	2	2	91.3
13	B1 (3 Bed Semi)	2	3	103
14	B1 (3 Bed Semi)	2	3	103
15	E1 (3 Bed Terraced)	2	3	114.2
16	E1 (3 Bed Terraced)	2	3	114.2
17	E1 (3 Bed Terraced)	2	3	114.2
18	E (3 Bed Terraced)	2	3	114.2
19	E (3 Bed Terraced)	2	3	114.2
20	E (3 Bed Terraced)	2	3	114.2
21	C (4 Bed Detached)	2	4	138.6
22	C (4 Bed Detached)	2	4	138.6
23	A1 (2 Bed Terraced)	1	2	73.25
24	A1 (2 Bed Terraced)	1	2	73.25
25	A1 (2 Bed Terraced)	1	2	73.25



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