

Development Land

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Maynooth Road, Kilcock, Co. Kildare – approx. 3.06 acres (1.24 ha)

- Site extending to approx. 3.06 acres (1.24 ha) with planning permission for 72 residential units
- Exciting opportunity for the development of 7 no. houses and 65 no. apartments
- Ideally located on the outskirts of Kilcock, a town with proven residential demand
- The subject site is bound by Lidl to the west with extensive road frontage onto the Maynooth Road and the Royal Canal beyond to the south
- Close proximity to the M4 interchange, with Kilcock train station and town centre a short walk away

Site approx. 3.06
acres (1.24 ha) with
planning permission
for 72 residential
units

Price: Excess

€3,000,000

Private Treaty

Description

The subject site extends to approx. 3.06 acres (1.24 ha) and is located on the Maynooth Road (R148) within the historic town of Kilcock. The site currently accommodates a garage, car showroom and associated sheds. The remainder of the site is hardstanding.

The subject site is bound by Lidl to the west and has extensive road frontage onto the Maynooth Road and the Royal Canal beyond to the south. The remainder fronts the county boundary between Kildare and Meath which is divided by the Rye River.

The subject site is zoned Objective (A) Town Centre under the Kilcock Local Area Plan 2015 - 2021 which is "to provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use".

The proposed development consists of 72 no. dwellings (Ref: An Bord Pleanála - 311751-21 or Kildare County Council, ref: 21/1121).

Services

Interested parties are required to satisfy themselves in relation to the availability and adequacy of services.



Location

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Kilcock is a service centre for the north Kildare/south Meath area and is a relatively compact town with a medieval street pattern. It is situated 33km from Dublin adjacent to the M4 motorway. The nearby university town of Maynooth is approximately 4km to the east. Given the excellent road and rail connections to Kilcock, it is likely the town will continue to grow and develop as a thriving suburb.

Many large employers have established their base in Kildare with Intel Ireland at Leixlip and the Kerry Group in Naas. These companies are now major contributors to the performance of the local and Irish economy.

The site is close to a great selection of local schools including St. Joseph's National School, Scoil Choca Naofa, St. Mary's Boys National School, Presentation Girls' School. Maynooth Post-Primary School and Maynooth Community College have an enviable reputation locally and nationally. National University of Ireland Maynooth and St Patrick's College, Ireland's pontifical university are also a short drive away.

The site is very well positioned on the R148 to the east of the town centre with all amenities at its doorstep including the train station.



Zoning

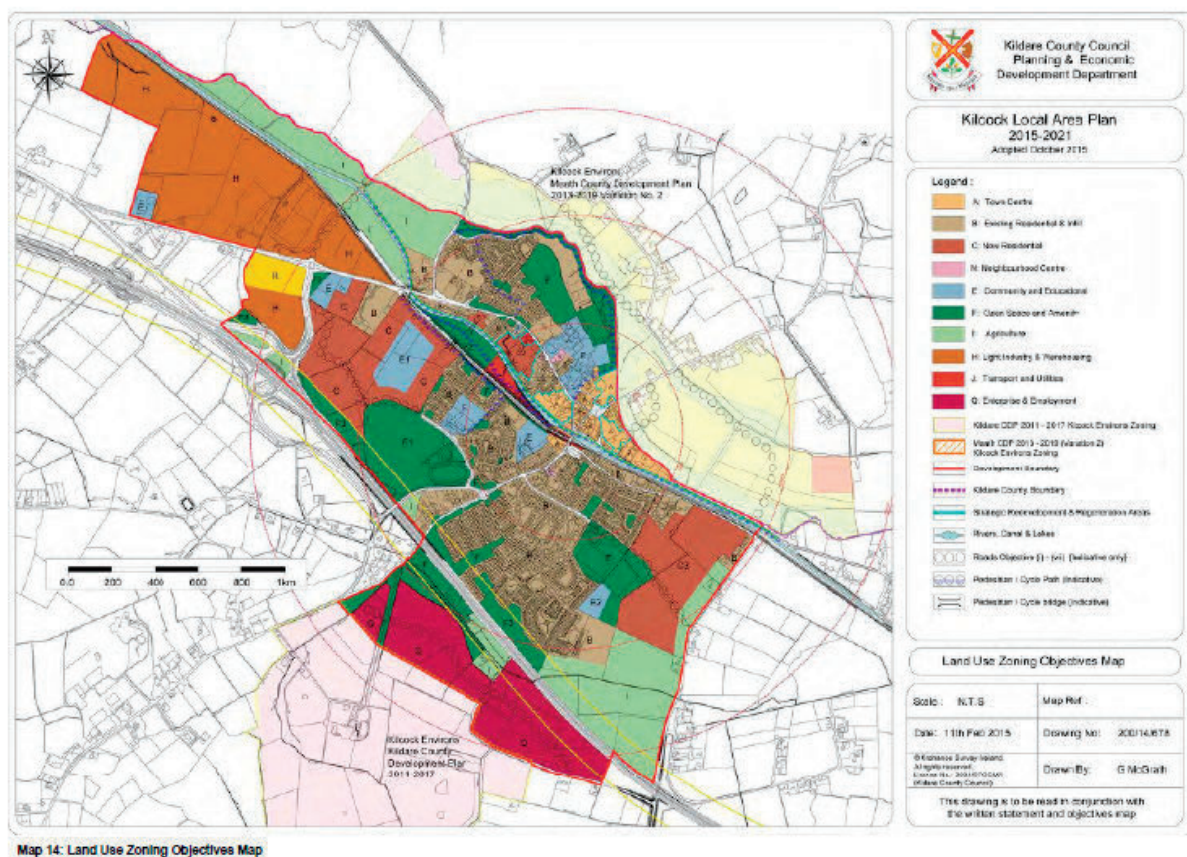
The lands are zoned in the Kilcock Local Area Plan 2015 – 2021 with an Objective A Town Centre – to provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use.

The purpose of this zoning is to protect and enhance the special character of Kilcock town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to town centre. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. It is also an objective of the Council that ground floors where appropriate will provide active frontages. Generally two and in exceptional circumstances three storey buildings will be preferred. Warehousing and other light industrial uses will generally not be encouraged within the town centre.

Planning

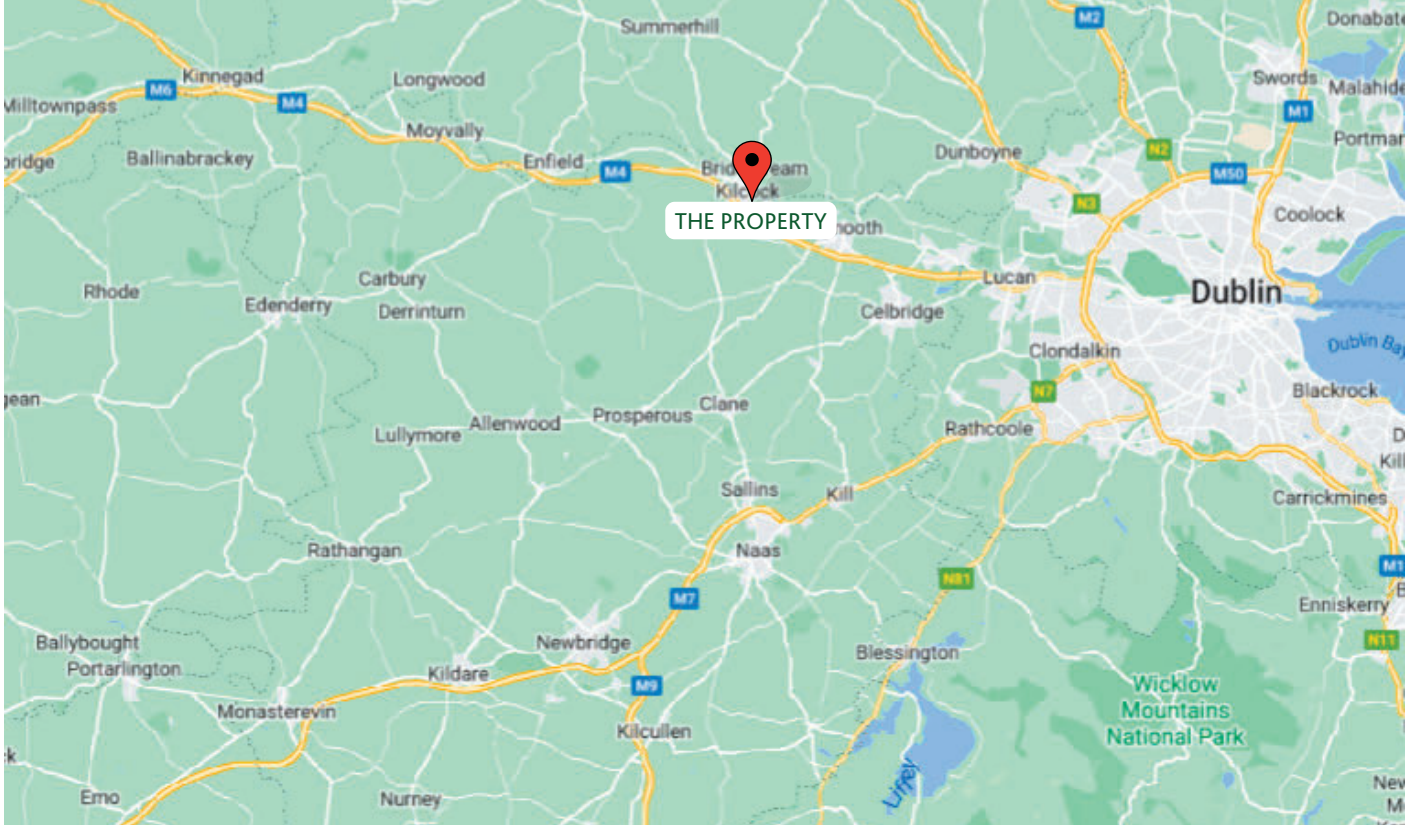
Planning permission was granted by An Bord Pleanála in April 2023 for the development of 72 residential units being a mix of houses and apartments (7 houses and 65 apartments), Ref: ABP-311751-21. Potential to increase the housing units with resolution to the Co. Meath section of the site.

A full planning pack is available at <https://maynoothroad-kilcock.com/>



Directions

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Directions:

W23 PKN8 – Eircode for building located on the site (see for sale sign).

Solicitor

Orpen Franks, 28 & 30 Burlington Road, Dublin 4.

Viewing:

Viewings available by appointment only.

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Contact:

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