



“Forest Lodge”, 31 Mill Lane, Leixlip, Co. Kildare

- Prime development opportunity close to Leixlip Main Street
- Lands zoned Town Centre in Leixlip LAP 2020 to 2023
- Existing residence on site
- Access via Mill Lane
- 2 bedroom residence and out-buildings
- Frontage onto Black Avenue

**2 bedroom
residence and out-
buildings
Approx. 0.8 acres
(0.323 ha)**

Price on Application

Private Treaty

Location

Leixlip is a popular commuter town located approx. 18km from Dublin City Centre. It is very close to the border of County Dublin and in close proximity to several other commuter towns such as Maynooth and Celbridge. The town is situated on the River Liffey at the junction of R148 and R403, and is also served by the M4 motorway at Junctions 5 & 6. Leixlip is on the Sligo-Dublin rail line and is serviced by regular trains on the Maynooth-Dublin route.

Leixlip provides a range of amenities such as shops, restaurants, bars, sports clubs and schools. Close by is the popular Carton House Hotel and the National Flight Centre at Weston Airport.

Just off Main Street Leixlip and adjacent to St Catherine's Park.

Lucan 4km, Maynooth 5 km, Dublin city 20 minutes, Dublin Airport 24km

Well serviced with railway commuter service from Confey and Louisa Park stations

Regular bus commuter service to Dublin city centre

Zoning

Zoned as Objective A- "Town Centre" To protect, improve and provide for the future development of Town Centre.





Description

- Consists of a 2 bedroom detached residence
- Superb and substantial stone cut buildings, suitable for conversion to residential use STPP
- Zoned town centre development in Leixlip LAP 2020-2023
- Excellent access to Mill lane
- Potential for planning to town house/apartment development
- Stone cut entrance piers with black gates
- Site with frontage to Black Avenue, leading to St Catherine's Park

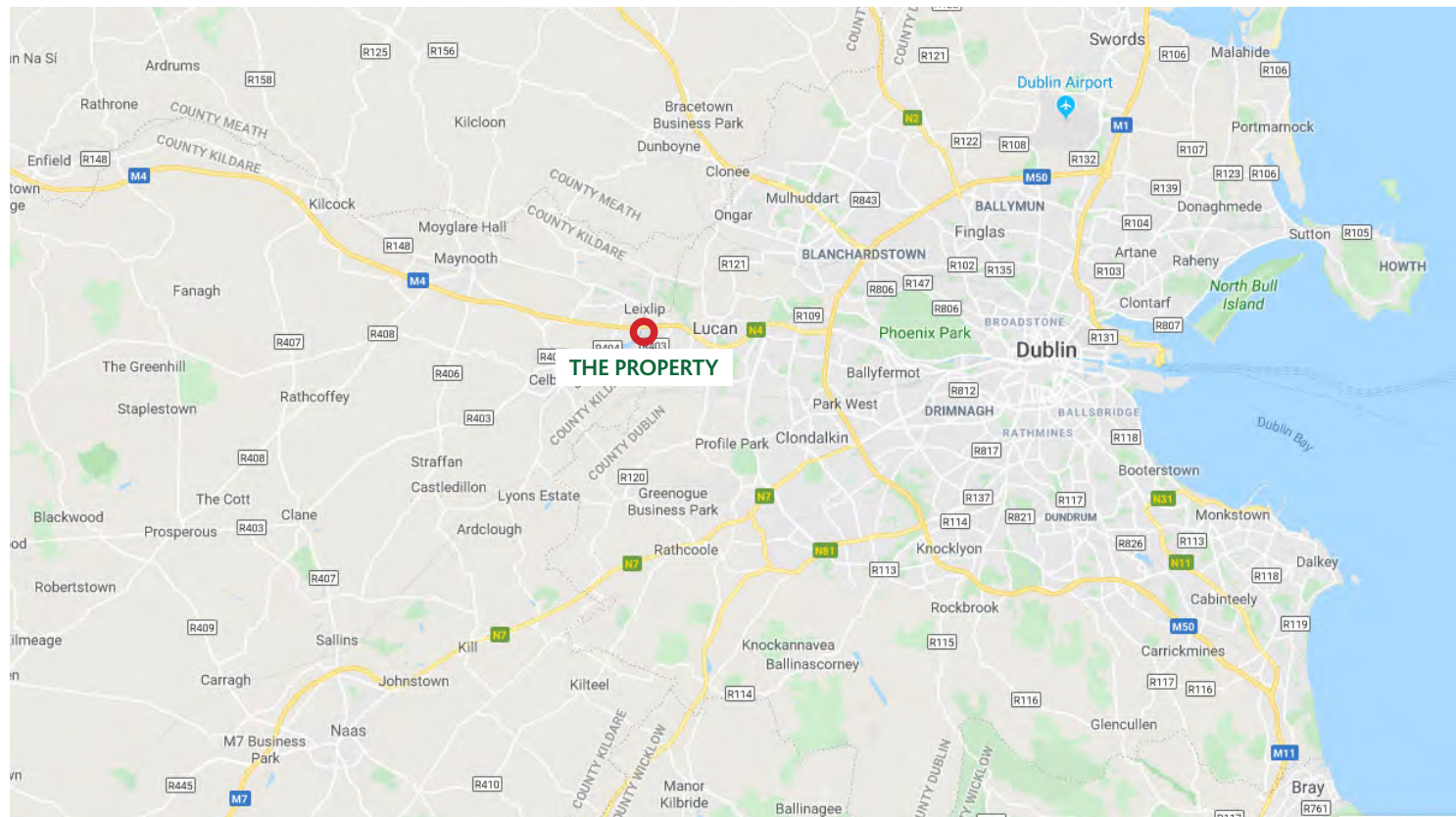
Services

All main services are adjacent to the property.



Directions

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Directions

From Dublin M4 take exit 5 follow road to Leixlip, and take immediate turn at the bend onto Mill Lane. Turn right at the fire station. The property is at the end of this lane on left hand side

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Contact information:

Sales Person

Philip Byrne

T:01 628 6128

Viewings

Strictly by appointment.

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