

EXCELLENT OPPORTUNITY TO ACQUIRE A SMASHING PLOT OF LAND OF WHICH 2 ACRES IS WITHIN THE SETTLEMENT BOUNDARY AND HAS AN EXISTING PLANNING PERMISSION FOR 4 HOUSES.



**C. 9.38 ACRES (3.8 HECTARES)
2 ACRES WITH FPP FOR 4 HOUSES**

**DEVELOPMENT & AGRICULTURAL LANDS
MAGANEY, CO. KILDARE.**

Guide Price: €350,000

**FOR SALE BY
PRIVATE TREATY**



PSRA Reg No. 001536

C. 9.38 ACRES COMPRISING DEVELOPMENT & AGRICULTURAL LANDS, MAGANEY, CO. KILDARE.

LOCATION:

The subject site is located in Maganey, accessed directly off the R417 and located close to the Three Counties Service Station. The entire is close to the M9 Motorway, just 7km from Junction 4, 8km from Carlow Town, 7km from Castledermot and 10.5km from Athy.

DESCRIPTION:

The land is in one block, currently in stubble and held under folio KE21837F extending to 9.38 acres (3.80 hectares).

Planning was granted in June 2020 (ref:19822) on 2 acres to the front of the site for 4 residential sites which comprise of two 3/4-bedroom detached houses with detached garages and two 4/5-bedroom houses with integrated garages.

PLANNING:

In addition to the current Planning Permission on the lands the same area (c.2 acres) is contained with the Kildare County Development Plan and classified as 'Settlement Expansion' which provides a purchaser the opportunity to apply for an alternative Planning Permission such as for one or two houses with the benefit of additional land at the rear for those interested in hobby farming, ponies or for additional yards/ sheds.

THE OPPORTUNITY:

- Planning granted on the front 2 acres for 4 residential houses.
- Possibility to revise the current Planning Permission for something that suits a specific individual.
- The 2 acres is contained within the Kildare County Development 2023 – 2029.
- Potential that some of the back lands may fall into the development boundary at a future date.
- Safe investment into the future.
- Located c. 500 metres from the Barrow Track/The Barrow Blueway at Maganey Bridge.

PRICE:

€350,000. All offers must in written form and accompanied with proof of funds.

DIRECTIONS:

From Carlow:

Take the R417 from Carlow and c. 300 metres before the The Three Counties Service Station the lands will be on your right with a **Jordan sign**.

From Athy:

From Athy head out the R417 (Carlow Road) with the lands will on your left c. 300 metres after The Three Counties Service Station marked with a **Jordan sign**.

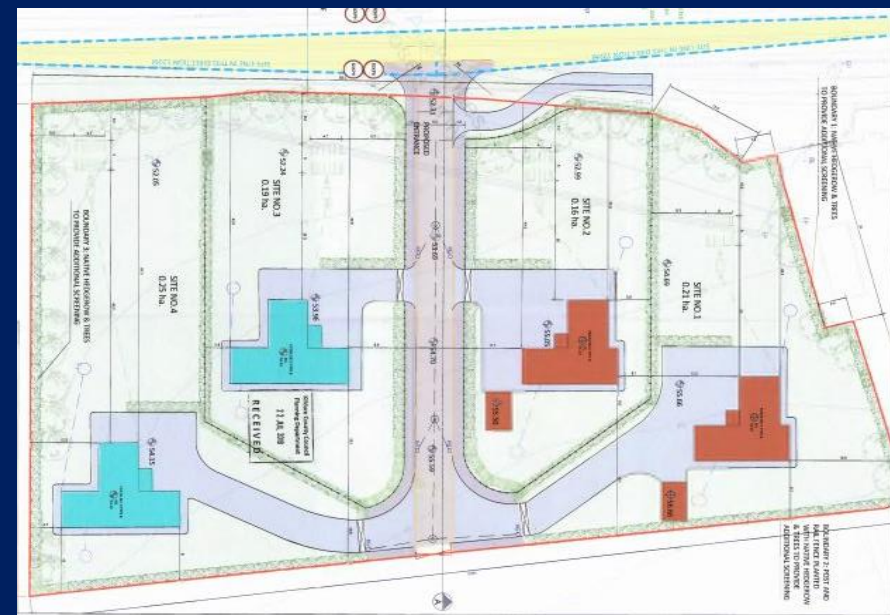
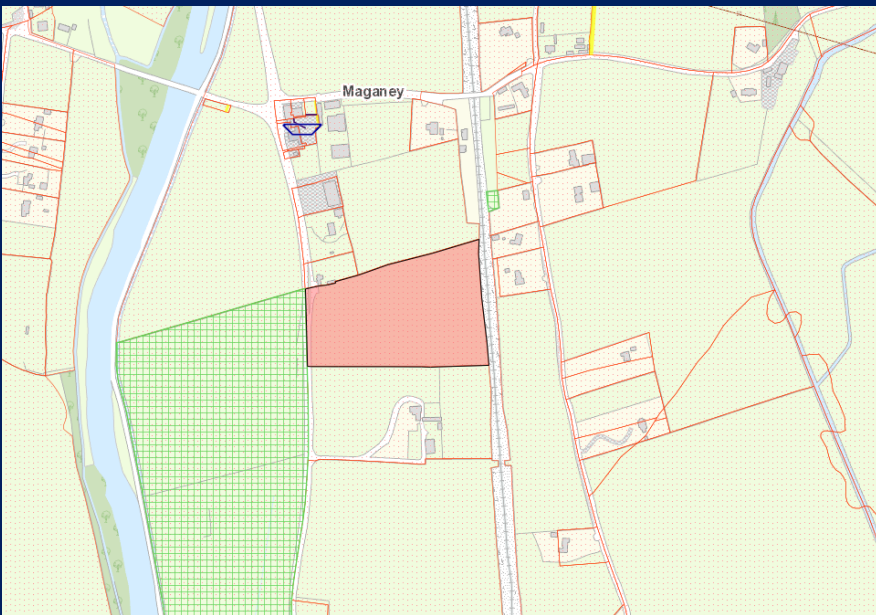
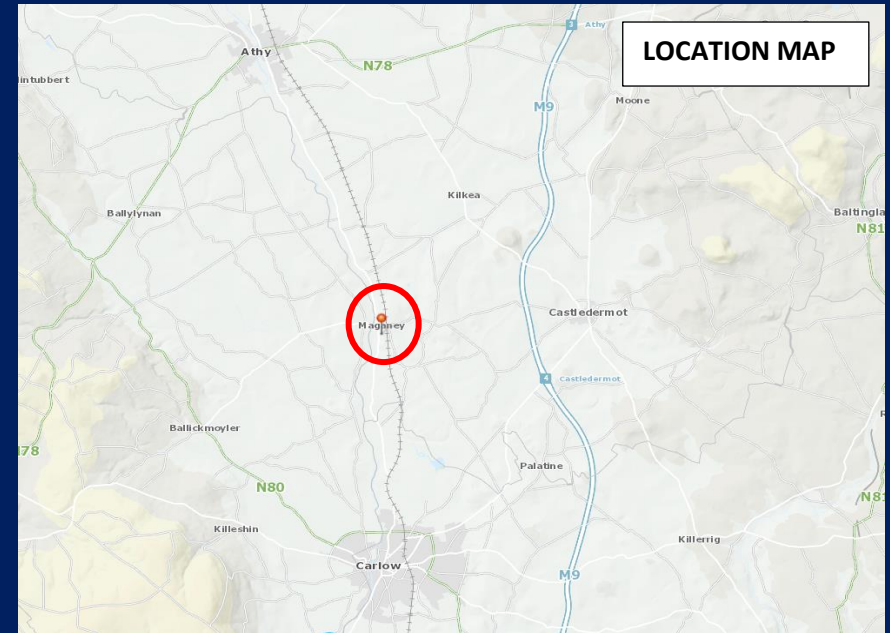
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