



**SUPERB C. 4.86 ACRE RESIDENTIALLY ZONED
DEVELOPMENT SITE**

RIVERSIDE MANOR, KILCULLEN CO. KILDARE

GUIDE PRICE: € 2,500,000

**FOR SALE BY
PRIVATE
TREATY**



FOR SALE BY TENDER

Riverside Manor, Kilcullen, Co. Kildare

FEATURES:

- C. 4.86 acres zoned Residential.
- Services available.
- Sought-after small town environment.
- Proven selling location.
- C. 1 ½ km from M9 Motorway.
- Walking distance of all amenities.
- Adjacent to River Liffey.
- c. ½ hour from M50.

DESCRIPTION:

Situated in an excellent central location in the Town Centre, part of the partially completed development of Riverside Manor. The site looks over the River Liffey as it meanders through the town. The roads and services abutting the site are already installed with access to same. Kilcullen is a small sought-after local town which hasn't been over developed in the last two decades and is an ideal destination to live and raise a family but still accessible to the surrounding towns and City.

The site extends to c. 4.86 acres and is zoned "New Residential" under the Kilcullen Local Area Plan 2014- 2020 which has been extended. Kilcullen is a sought-after small town with the benefit of shops, schools, church and an excellent transportation network with the train service from Newbridge/Sallins stations, bus route and the M9

Motorways, Newbridge/Sallins stations, bus route and the M9 Motorway c. 1 ½ km at Junction 2 providing a speedy access to the City only c. 40 km southwest of the M50. Surrounding towns include Naas (11 km), Newbridge (8km) and Kildare Town (14 km). Local amenities include a very active canoe club (adjoining site), GAA, rugby, golf, soccer, tennis, swimming, athletics, hockey, horse riding, fishing and racing in Punchestown, Naas and The Curragh.

SERVICES:

We understand all mains services including electricity, sewer, water and gas are available to the site but prospective purchasers will need to satisfy themselves in this regard.

TITLE:

Freehold.

ZONING:

The subject property is zoned "New Residential" under the Kilcullen Local Area Plan 2014 – 2020 which has been extended.

SOLICITOR:

Downes Solicitors, 3 Mount Street Crescent, Dublin 2.

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