





## Prime Development Opportunity

3.9 Acres

A rare and exceptional opportunity to acquire a substantial zoned development site with full planning permission in the prestigious Headfort Road area of Kells, Co. Meath.



# Headfort Kells Co. Meath

## LOCATION

Nestled in one of Kell's most sought after residential areas, this exclusive 3.9 acre (1.582-hectare) site presents a rare opportunity to develop a high end residential community. The site features a walled entrance fronting Headfort Road (R163) and enjoys breathtaking views over the award winning Headfort Golf Club, which spans over 400 acres with two exceptional courses. This prime location also offers proximity to renowned schools and a wealth of local amenities. With excellent transport links, including easy access to the M3 motorway, N52, and N3, this development site combines exclusivity with convenience.

## HOUSE TYPES

- 1 x Type A – c. 233.2 sqm / 2,510 sqft with detached garage
- 4 x Type B – c. 248.3 sqm / 2,672.7 sqft with detached garage
- 4 x Type C – c. 233.2 sqm / 2,510 sqft with detached garage

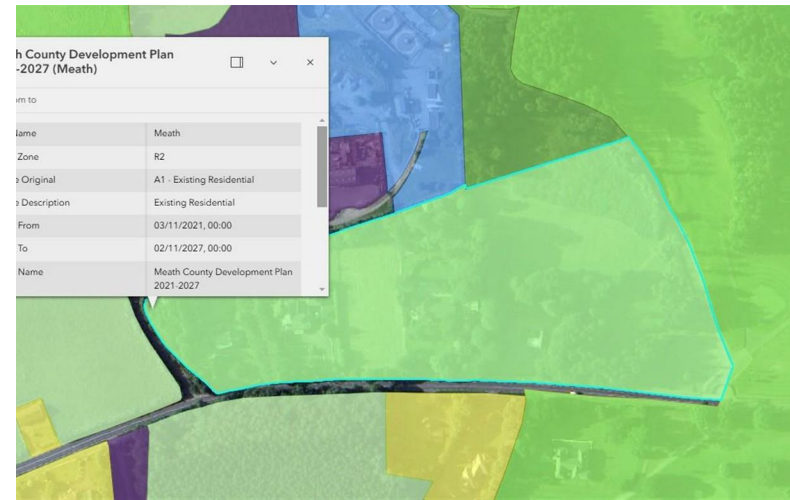
## DEVELOPMENT

The site comes with full planning permission for an exclusive enclave of nine detached luxury homes, each designed for spacious and elegant living. These well designed residences feature four and five-bedroom layouts, expansive interiors, detached garages, and private gardens.

Development opportunities of this calibre are exceptionally rare. With increasing demand for premium homes and limited availability in the area, this project represents a lucrative investment for developers and investors alike.

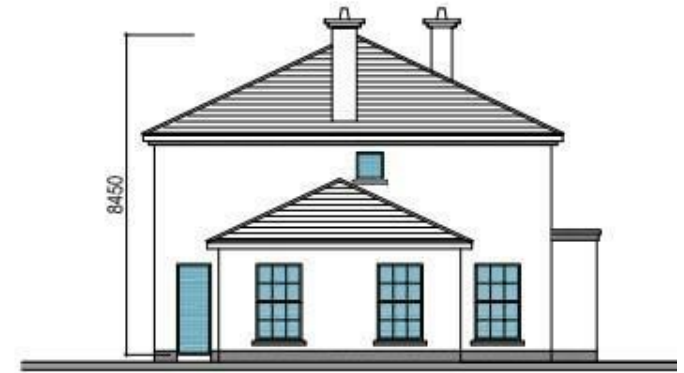
## FURTHER DETAILS

For further details, drawings, and planning information, please visit:  
Meath County Council Planning Reference:  
2460232





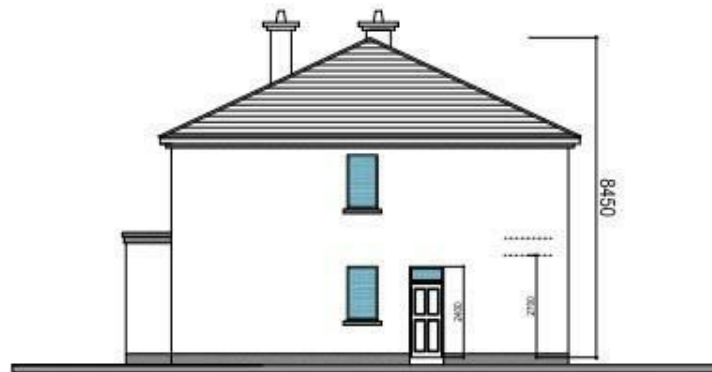
FRONT ELEVATION



SOUTH ELEVATION



REAR ELEVATION



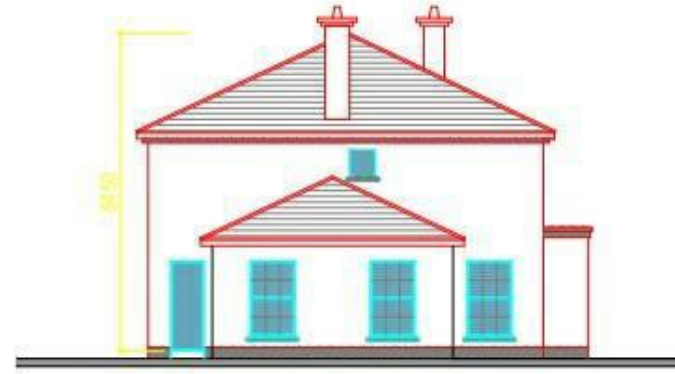
NORTH ELEVATION



SECTION A-A



FRONT ELEVATION



SOUTH ELEVATION



REAR ELEVATION



NORTH ELEVATION

SECTION A-A

