



## Excellent Plot of land for sale in Derrylaghan Kilcar County Donegal Ireland



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 76,276.73

### Posizione

Nazione:	Ireland
Indirizzo:	Kilcar ED, Donegal Municipality District
Cap:	F94 C8K3
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### Descrizione:

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Derrylaghan. Kilcar. Co Donegal. Ireland

A Jewel in Donegal's Crown: Development Land Overlooking Teelin Bay

### Introduction

Nestled in the breathtaking, untamed beauty of County Donegal's Wild Atlantic Way, an exceptional opportunity has emerged for a discerning individual to acquire a truly stunning building site. This pristine, rectangular-shaped plot, spanning approximately 0.25 hectares (0.61 acres), is offered for sale subject to the necessary planning permission. This is more than just a piece of land; it is a canvas upon which to build a dream home in one of Ireland's most revered coastal settings. With its elevated position, the site commands unparalleled, panoramic views that sweep across the serene waters of Teelin Bay and extend to



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the imposing majesty of the Slieve League mountain range, creating a backdrop of epic proportions.

This is a rare find in a highly sought-after location, perfectly balancing secluded tranquility with convenient access to local amenities. Situated less than 2.5 kilometers from the vibrant heart of Kilcar Village, this property offers the best of both worlds. The village provides essential services, quaint shops, and a welcoming community atmosphere, while the site itself remains a peaceful haven. For those who yearn for the rhythm of the sea, the stunning Portahowley Beach and its slipway are just under a 15-minute walk away, providing an easy escape for a morning swim, a leisurely stroll along the shore, or a spot of fishing.

### Prime Location and Accessibility

The land's accessibility is a significant advantage. The property boasts a remarkable dual frontage of just over 40 meters onto two separate secondary roads. One of these is the main secondary road connecting Kilcar and Carrick Village, a route known locally as the 'coast road.' This dual access point not only enhances the potential for a thoughtfully designed entrance but also ensures excellent connectivity to the wider region. Whether you're commuting to a nearby town, exploring the scenic coastal route, or simply running daily errands, the location makes travel simple and stress-free.

The elevation of the site is key to its appeal. Perched above the surrounding landscape, it guarantees that the awe-inspiring views will remain unobstructed. From this vantage point, the daily spectacle of the Atlantic weather is on full display: the shifting mists, the dramatic cloud formations, and the vibrant sunsets that paint the sky over the bay. The iconic, rugged peaks of Slieve League are a constant, reassuring presence on the horizon, their scale a reminder of the wild, natural grandeur that defines this part of the world. Building a home here would mean waking up to this majestic vista every single day.

### A Community and Coastal Lifestyle

Living in this area offers a lifestyle steeped in nature and local culture. Kilcar Village is a hub of traditional Irish life, renowned for its strong heritage in weaving and Donegal tweed. It's a place where you can immerse yourself in local traditions, enjoy a pint in a traditional pub, and become part of a close-knit community. The area is also a paradise for outdoor enthusiasts. In addition to the nearby Portahowley Beach, the rugged coastline offers endless opportunities for hiking, sea kayaking, and fishing. The Slieve League cliffs, among Europe's highest sea cliffs, are just a short drive away, providing a thrilling hiking experience and some of the most spectacular coastal views imaginable.

This site represents not just a piece of land, but an entry point into a vibrant, active, and fulfilling lifestyle. It's a place where you can disconnect from the stresses of modern life and reconnect with nature. Imagine evenings spent watching the sun sink below the horizon, with nothing but the sound of the waves and the cry of seabirds. This is a property that promises a quality of life that is increasingly hard to find.

### Planning and Rural Housing Policy

This exceptional plot is offered for sale subject to the purchaser obtaining planning permission for a



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residential dwelling. In line with the Donegal County Council Development Plan, the sale is specifically targeted towards a suitable candidate who can demonstrate a genuine need for housing in the locality. This requirement, a cornerstone of the Rural Housing Policy and Section 47 of the plan, is in place to support local communities and to prevent unsustainable development.

A 'suitable candidate' would typically be someone with a strong connection to the area, such as a person who was born and raised in the locality, a returning emigrant, or a person who has a proven employment or family tie to the community. This policy ensures that new homes are built for those who will contribute to and sustain the local population, rather than for purely speculative purposes. Prospective buyers will need to prepare a compelling case that satisfies these criteria, often with the guidance of an experienced architect or planning consultant who is familiar with the nuances of the Donegal County Council plan.

This process is a reflection of the council's commitment to preserving the unique character and heritage of the region. By ensuring new builds are for those with a genuine connection to the area, they help to maintain the integrity of the community and the landscape. While it adds a layer of complexity to the sale, it also serves to protect the long-term value and character of the property and its surroundings.

## A Vision for the Future

This development land offers a unique chance to create a bespoke, permanent residence in a setting of unparalleled natural beauty. The rectangular shape and dual road frontage provide a flexible canvas for a variety of architectural designs. Whether you envision a contemporary, glass-fronted home that maximizes the views, or a more traditional dwelling that blends seamlessly with the surrounding landscape, the possibilities are vast.

The potential for this site is immense. It's a place to raise a family, to enjoy a peaceful retirement, or to simply have a sanctuary away from the hustle and bustle of city life. The combination of its stunning views, convenient location, and direct access to coastal activities makes it a truly special offering. It is a rare opportunity to invest in a piece of Donegal's iconic landscape and to build a home that will be cherished for generations to come. This is a chance to not just live in a beautiful place, but to become a part of its story.

## About the Area

Derrylaghan is a quiet, scenic townland nestled on the eastern shores of Teelin Bay in County Donegal. It is a place of rich history, noted as the site of the Battle of Doire Leathan in 1590, a significant event in the O'Donnell succession dispute. Today, the area is a peaceful, rural community known for its breathtaking natural beauty and a strong sense of local heritage. The land is characterized by elevated positions that provide panoramic views of the rugged coastline and the majestic Slieve League sea cliffs. Located just a short distance from the village of Kilcar, Derrylaghan offers a serene escape while remaining connected to a vibrant cultural hub.

## A Vibrant Community and Natural Playground

Kilcar village, with its Gaelic name Cill Charthaigh (meaning 'Church of St. Chartha'), is the heart of the



local community. It is a village celebrated for its traditional hand weaving and tweed production, with facilities that continue this centuries-old craft. The community is active and welcoming, offering a variety of amenities and things to do. The area is a paradise for outdoor enthusiasts, with opportunities for hill walking, mountain climbing, and exploring the many local beaches. For a true taste of local life, visitors can immerse themselves in traditional music, song, and dance at the yearly Fleadh Cheoil Chill Chartha.

## Accessibility for Travel: Donegal Airport

Despite its peaceful, rural setting, Derrylaghan and Kilcar are conveniently located for travel. The nearest airport is Donegal Airport (CFN), located approximately 75 kilometers away. This journey typically takes around an hour and fifteen minutes by car, and the route offers scenic views of the Donegal countryside. Donegal Airport provides a vital link to the rest of Ireland and the United Kingdom, with regular flights to Dublin and Glasgow. This proximity ensures that while you can enjoy the tranquility of coastal life, you are never truly isolated from national and international connections.

## Wider Regional Accessibility

For a greater selection of flight options and destinations, Ireland West Airport Knock (NOC) is a viable alternative. Located about 125 kilometers (a two-hour drive) to the south, Knock Airport serves a broader range of destinations across Ireland, the UK, and continental Europe. The drive to Knock is a beautiful journey in itself, passing through the picturesque landscapes of Donegal and Sligo. The availability of these two key airports provides excellent flexibility for residents of Derrylaghan, whether they are traveling for business, pleasure, or welcoming visitors from abroad.

## Main Features

- \* 2467 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Comune

Finito piedi quadrati:	2467 mq
Dimensione del lotto:	2467 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.496.604



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