

THE

OAKWOOD

AT KILLEEN CASTLE

DUNSANY, CO. MEATH

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Perfectly located at the heart of the Estate with stunning views of the Castle, the Sites offer a level of privacy and space rarely seen in Residential Sales today.

Own a Piece *of* History



MAKE YOUR
OWN HISTORY AT

Killeen Castle

Create something truly spectacular at The Oakwood, with the release of a limited number of large residential sites located within the leafy grounds of Killeen Castle, Dunsany, Co Meath. Each site has planning permission for a four or five-bedroom house, including a garage, in a choice of styles offering buyers a unique opportunity to build their dream house in a stunning location.

This is your Chance *to put* _____ your own stamp *on a*

STUNNING HOME *nestled in* 600 ACRES *of* SECURE PARKLAND.



EXPERIENCE
ESTATE LIVING

At its Finest

Killeen Castle is a magnificent restored castle dating back to 1181, set within 600 acres of rolling parkland. The castle was the seat of the Plunkett family, Earls of Fingall, from 1403 until the 1950s. In the early 19th century, the 8th and 9th Earls engaged the services of renowned architects Francis Johnson and later James Sheil, who created the design for the building that stands today. Following a fire in 1981, the castle lay in ruins until 2006 when the exterior was restored by its current owners to create the truly breathtaking castle that now nestles within the lush parkland.

Romantic Castles of Ireland has announced a strategic partnership to restore and redevelop the castle. This partnership marks a significant new chapter for the castle itself, bringing together Romantic Castles of Ireland's proven expertise in heritage restoration and luxury hospitality with the long-term vision and investment of the Killeen Castle Estate. Renovation works are expected to commence in spring 2026 with a full reopening planned for 2028.











Today, the grounds host an exclusive Jack Nicklaus Signature Design 18-hole Golf Course, which opened in 2009 and was chosen as the venue for the 2011 Solheim Cup. The exquisitely maintained course is complemented by clusters of ancient trees, including Ash, Oak, Sycamore and Beech – look out for the Hawthorne Tree that dominates the 12th green, also known as a fairy tree. The course covers an area of 350 acres, leaving plenty of room for the superb natural woodlands to really shine.







Above Par Lifestyle



















COUNTRY LIFE *in a* CONVENIENT LOCATION

The lush, green parklands of Killeen Castle offer the perfect solution for those looking for a taste of the countryside close to the action. The Estate is just minutes from the bustling town of Dunshaughlin, a rapidly growing location for commuters thanks to its second-to-none links to Dublin City and beyond. Killeen Castle itself is less than 45 minutes from Dublin City Centre and just 30 minutes from Dublin Airport.

Despite the convenience of the location, residents in The Oakwood can enjoy perfect solitude in their natural surroundings. These magnificent sites are shielded from the outside by the beautiful woodland and stonework that mark the boundary of the demesne; residents can also rest easy knowing that they are part of a private gated community.











SO CLOSE *to every* AMENITY YOU COULD WANT

Dunshaughlin is a thriving, fast-growing market town, popular with both commuters and families. Just a short distance from Dublin City, the town offers an impressive range of amenities including newsagents, pubs, restaurants, banks, and supermarkets. Public facilities are equally well catered for, with a library, health centre, Meath County Council civic offices, and a large community and sports centre located on the grounds of Dunshaughlin Community College.

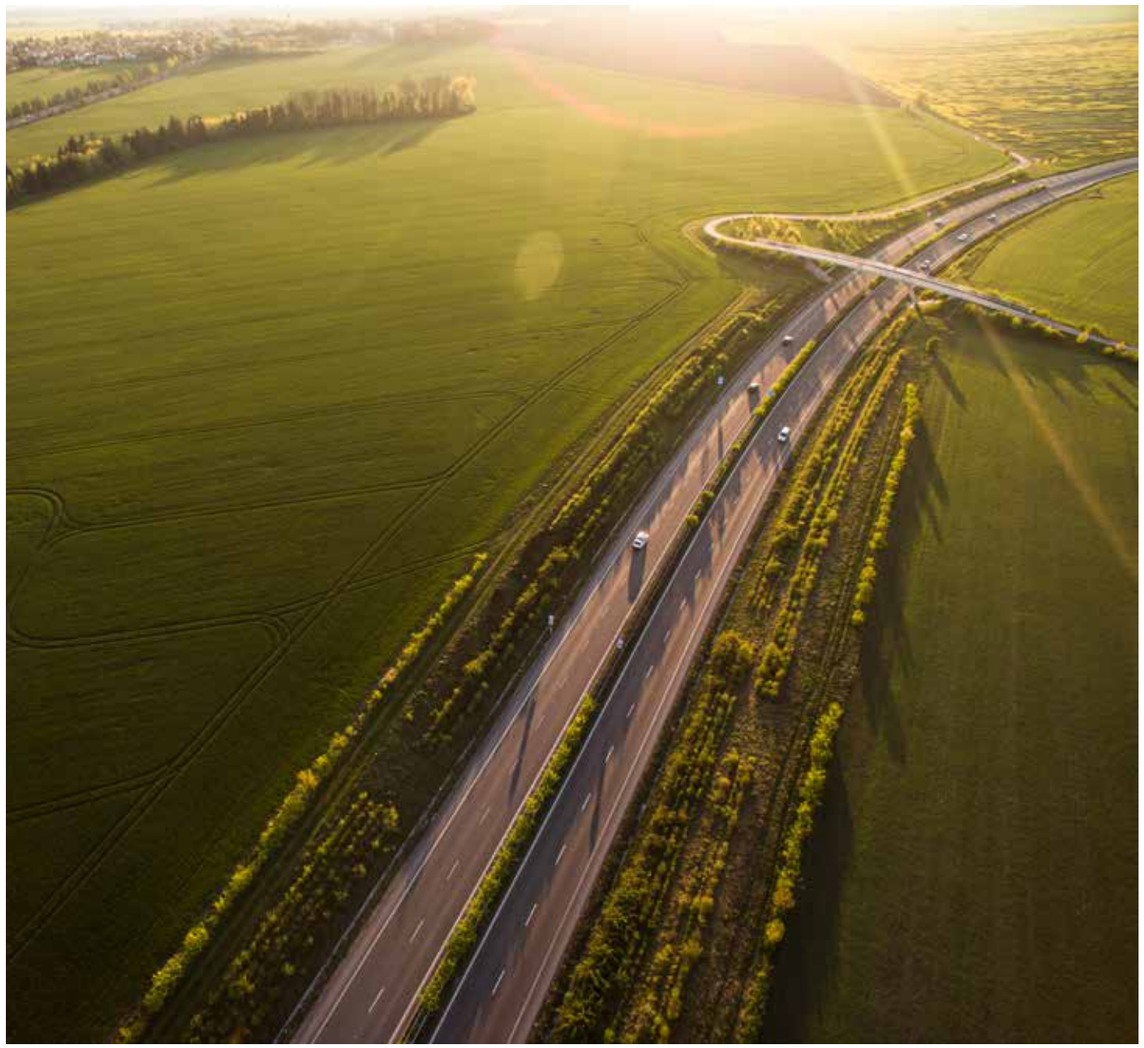
For families, the area offers a variety of childcare and educational options. Within the town are two primary schools—Gaelscoil na Ríthe and St Seachnall's—as well as the well-regarded Dunshaughlin Community College. Additional schools in nearby Ratoath, Ashbourne, and Dunboyne further expand the options, while many of Dublin's top private schools are within a convenient commuting distance.

While the natural beauty and world-class golf at Killeen Castle may be enough to occupy your leisure time, those looking to explore will find plenty to enjoy beyond the estate. Dunshaughlin has a strong sporting community, with active clubs for GAA, athletics, and basketball.

As the former seat of the High Kings of Ireland, County Meath is steeped in history and home to many culturally significant sites. Among them are the historic Hill of Tara, the tranquil trails of Balrath Woods, and the world-famous 5,000-year-old passage tombs at Newgrange.











ENJOY AN *easy* COMMUTE

The M3 motorway is just a short drive away, which connects commuters to the M50 in only 15 minutes, and to Dublin City Centre in less than 45 minutes. If you prefer public transport, a regular Bus Éireann service takes commuters into Dublin every half hour, while the M3 Parkway rail service at nearby Dunboyne runs passengers straight into Connolly Station in Dublin.

Location

- MOTORWAYS
- ROADS



Killeen Castle

Dunsany

Dunshaughlin

Ashbourne

Ballyboughal

Swords

Dublin Airport

Dunboyne

Lucan

Dublin City Centre

M1

M2

M3

M4

M50

M50

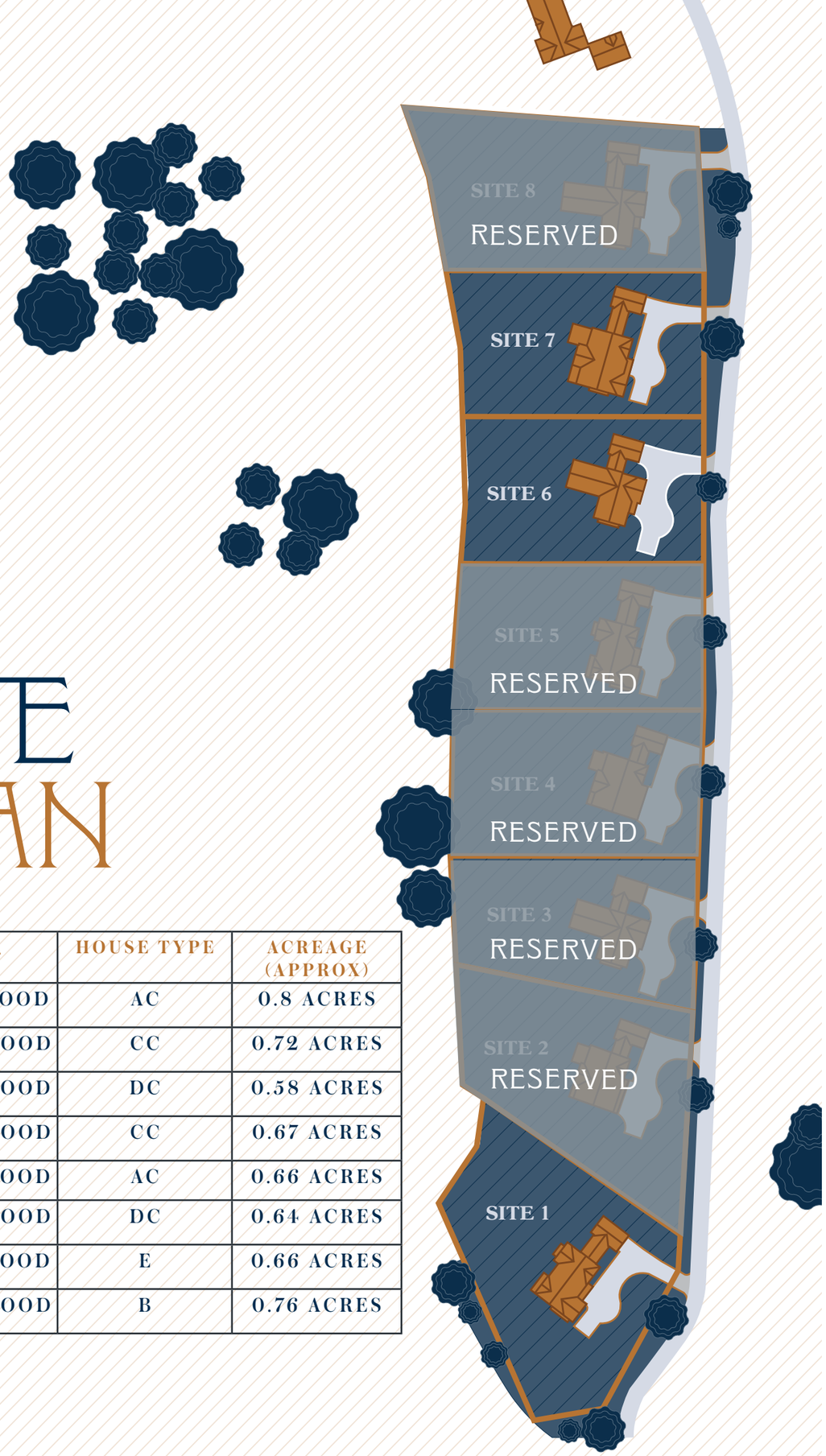
SITE PLAN

KILLEEN CASTLE ESTATE: MAP KEY

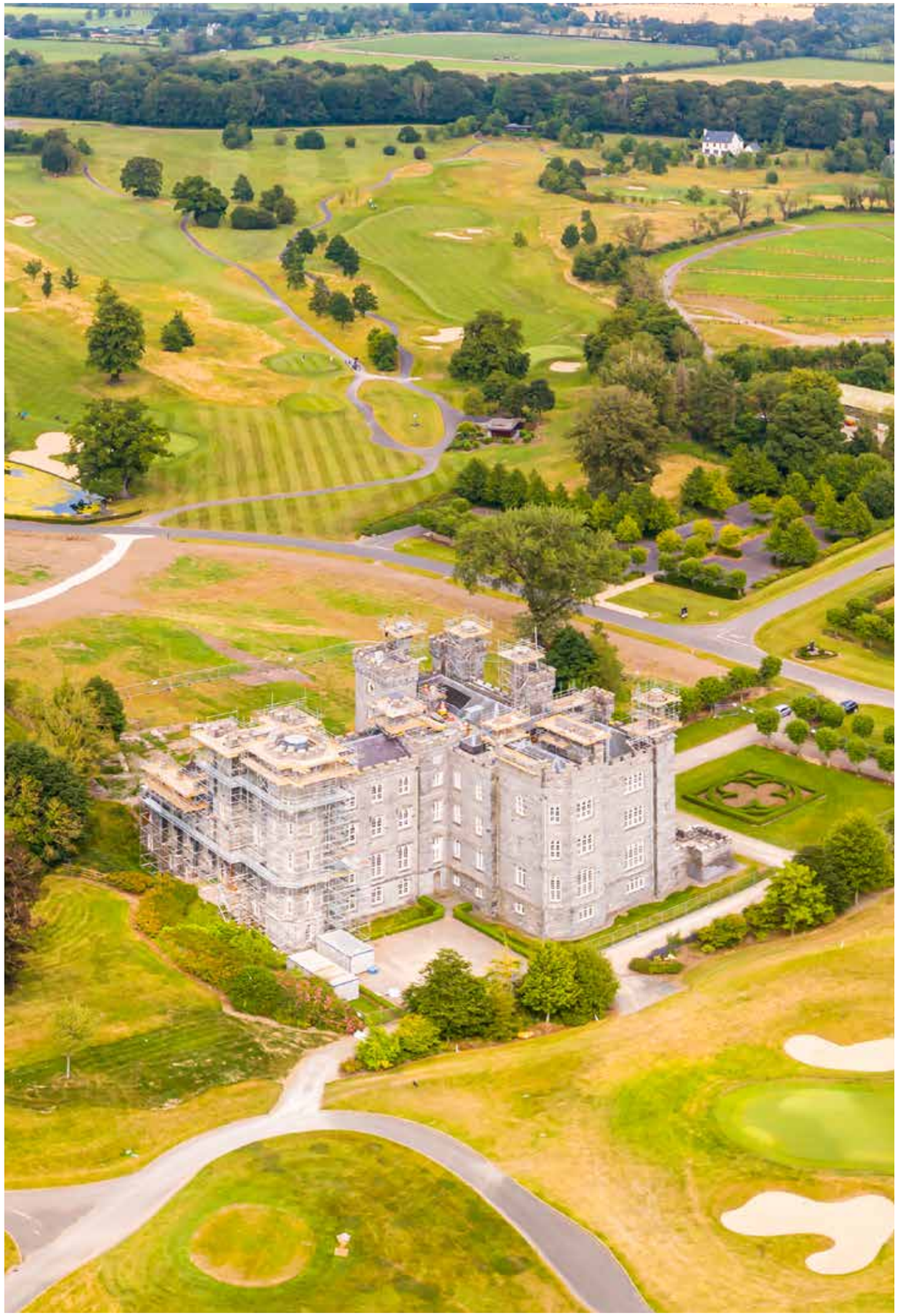
	• AVAILABLE SITES
	• GOLF HOLES
	• WOODED AREAS & WALKWAYS
	• TREES & SHRUBBERY



SITE PLAN



SITE NO.	HOUSE TYPE	ACREAGE (APPROX)
1 THE OAKWOOD	AC	0.8 ACRES
2 THE OAKWOOD	CC	0.72 ACRES
3 THE OAKWOOD	DC	0.58 ACRES
4 THE OAKWOOD	CC	0.67 ACRES
5 THE OAKWOOD	AC	0.66 ACRES
6 THE OAKWOOD	DC	0.64 ACRES
7 THE OAKWOOD	E	0.66 ACRES
8 THE OAKWOOD	B	0.76 ACRES



An Idyllic Gated Community.

Each site at The Oakwood in Killeen Castle represents a rare opportunity for owners to build their own dream house. Each site is fully serviced for immediate development and extends to approximately 0.75 acres in size offering plenty of space for a spacious home and garage plus a large private garden.

The sites come with planning permission for a two-story four or five bedroom family home with an approximate size of 3,500 square feet. Buyers can choose from several sets of plans, and have the freedom to personalise their house internally according to their family needs and their personal tastes.*



*The sites will be subject to an annual grounds maintenance charge. The management company is in place to ensure the estate is maintained to the highest standard. Any development will be subject to design guidelines and approval by the management company.









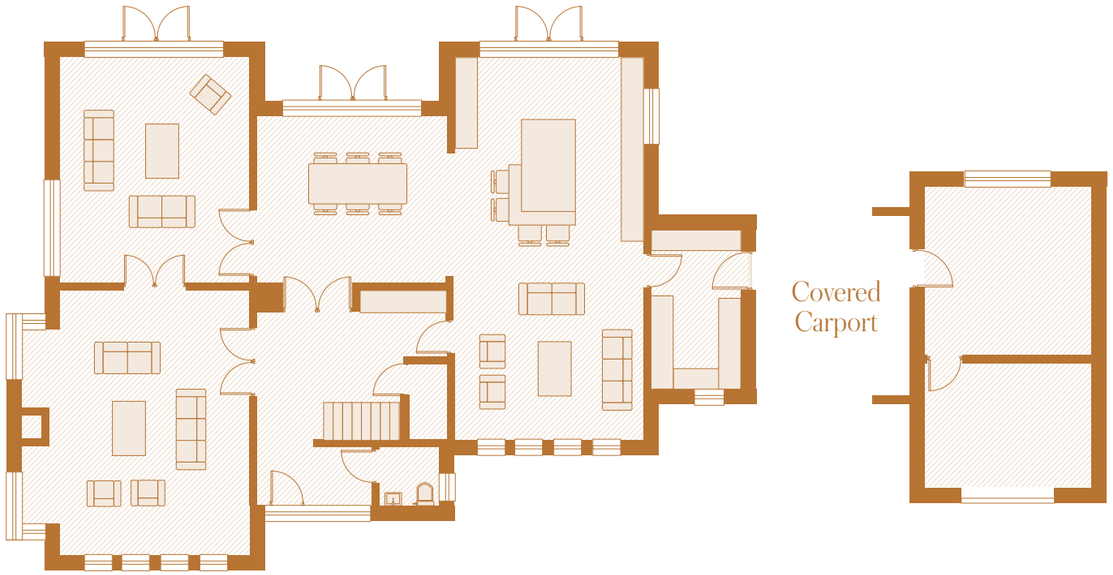
Floor Plans

THE OAKWOOD
House Type AC

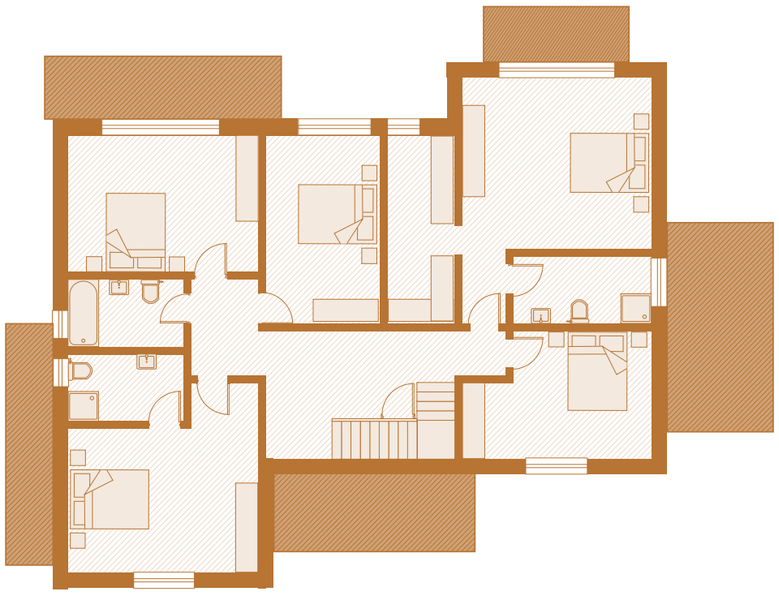
- **5 BEDROOM**
- FIRST FLOOR: 143 M²
- GROUND FLOOR: 185 M²
- **TOTAL**
- 328 M² / 3531 SQFT

- 1 BATHROOM, 2 ENSUITE, 1 GUEST WC
- DRAWING ROOM
- LIVING ROOM
- DINING ROOM

THE OAKWOOD:
SITE 1 & 5



GROUND FLOOR
House Type AC



FIRST FLOOR
House Type AC

Plans and particulars not to scale and are for guidance purposes only.

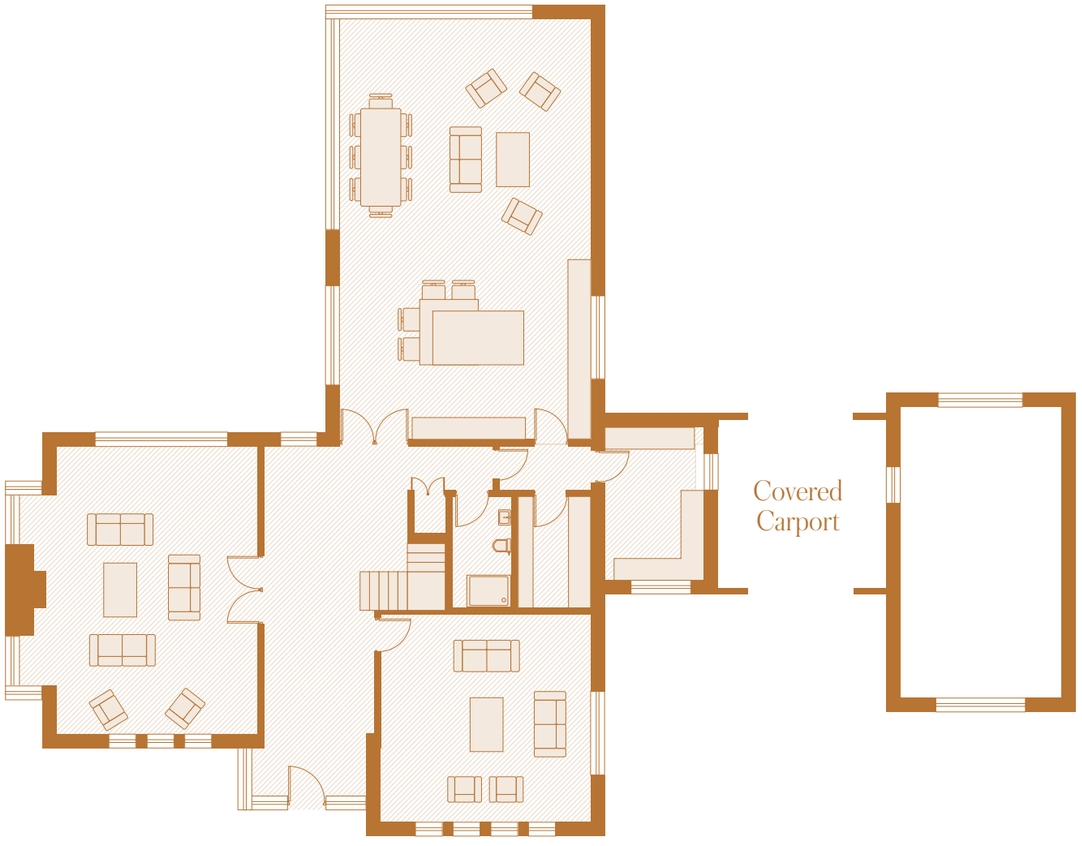
Floor Plans

THE OAKWOOD
House Type B

- **4 BEDROOM**
- FIRST FLOOR: 145 M²
- GROUND FLOOR: 223 M²
- **TOTAL**
- 368 M² / 3961 SQFT

- 1 BATHROOM, 2 ENSUITE, 1 GUEST WC
- DRAWING ROOM
- LIVING ROOM
- DINING ROOM

THE OAKWOOD:
SITE 8



GROUND FLOOR
House Type B



FIRST FLOOR
House Type B

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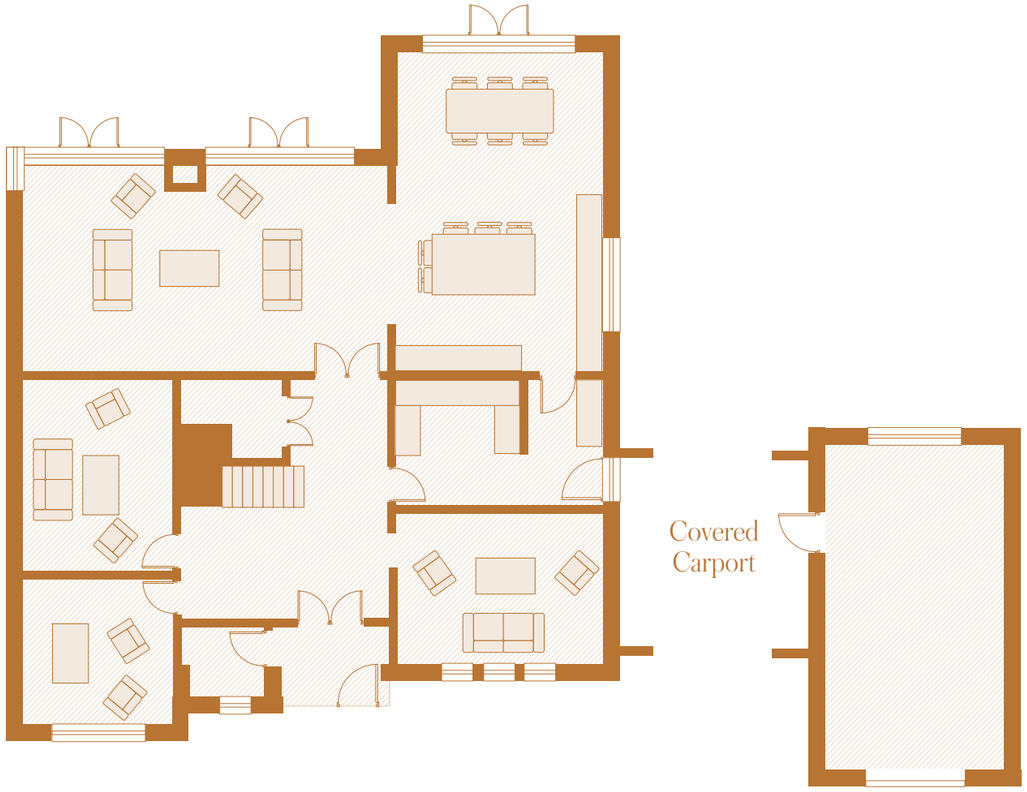
Floor Plans

THE OAKWOOD
House Type CC

- **5 BEDROOM**
- FIRST FLOOR: 146 M²
- GROUND FLOOR: 190 M²
- **TOTAL**
- 336 M² / 3617 SQFT

- 1 BATHROOM, 3 ENSUITE, 1 GUEST WC
- DRAWING ROOM
- PLAY ROOM
- FAMILY ROOM
- DINING ROOM

THE OAKWOOD:
SITE 2 & 4



GROUND FLOOR
House Type CC



FIRST FLOOR
House Type CC

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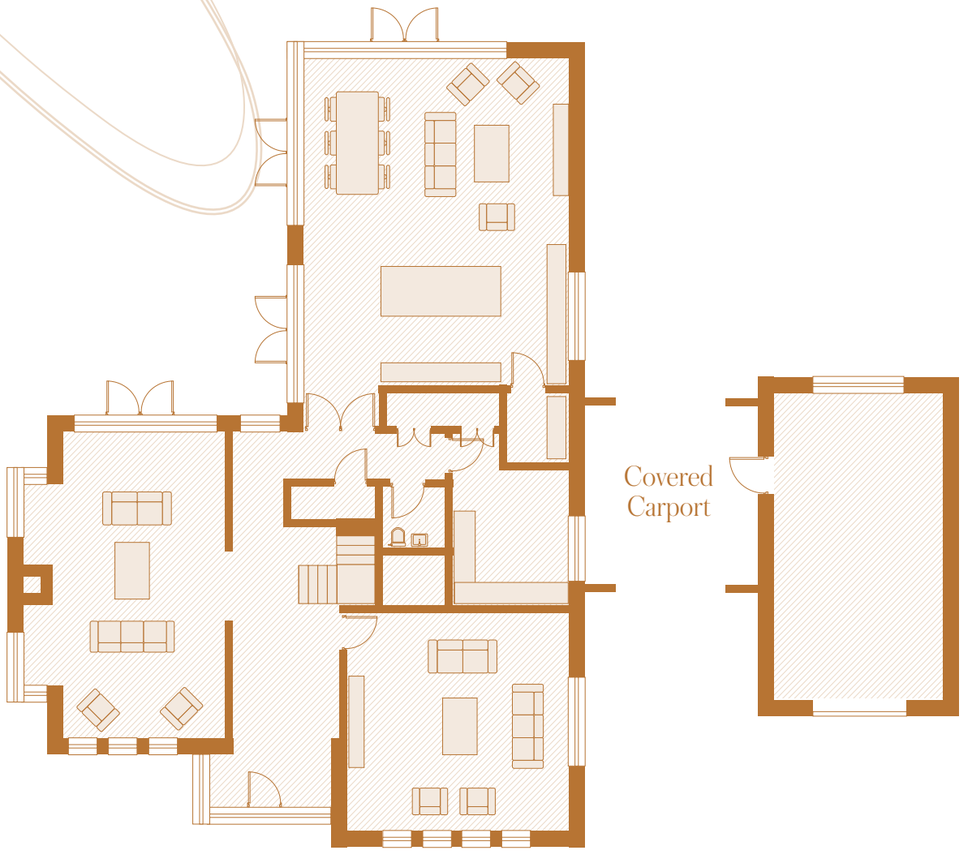
Floor Plans

THE OAKWOOD
House Type DC

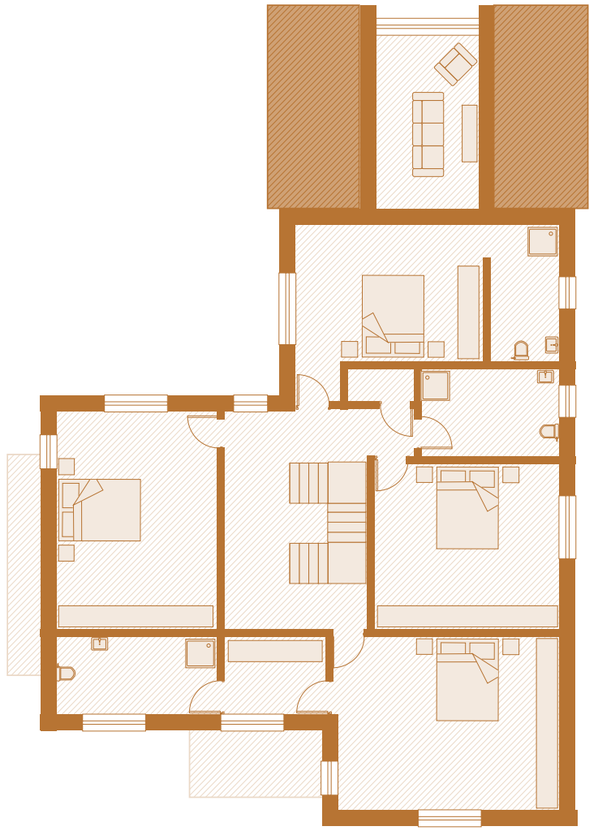
- **4 BEDROOM**
- FIRST FLOOR: 136 M²
- GROUND FLOOR: 187 M²
- **TOTAL**
- 323 M² / 3477 SQFT

- 1 BATHROOM, 2 ENSUITE, 1 GUEST WC
- DRAWING ROOM
- DEN/PLAY ROOM
- FAMILY ROOM
- DINING ROOM

THE OAKWOOD:
SITE 3 & 6



GROUND FLOOR
House Type DC



FIRST FLOOR
House Type DC

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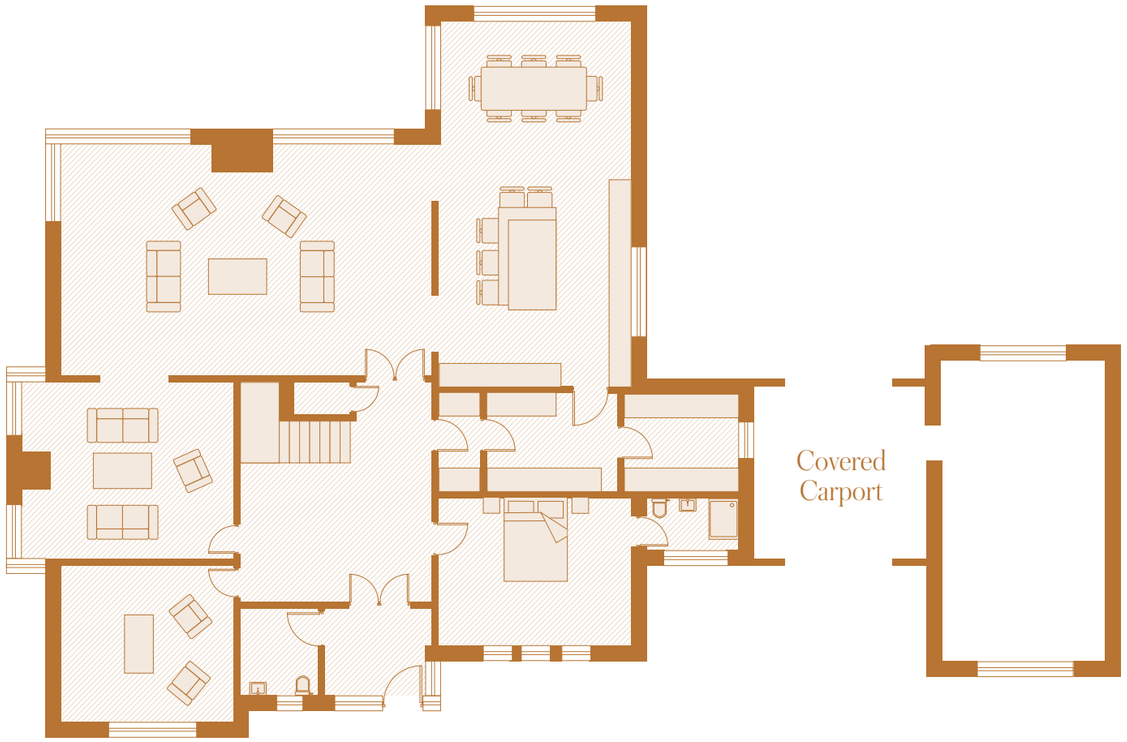
Floor Plans

THE OAKWOOD
House Type E

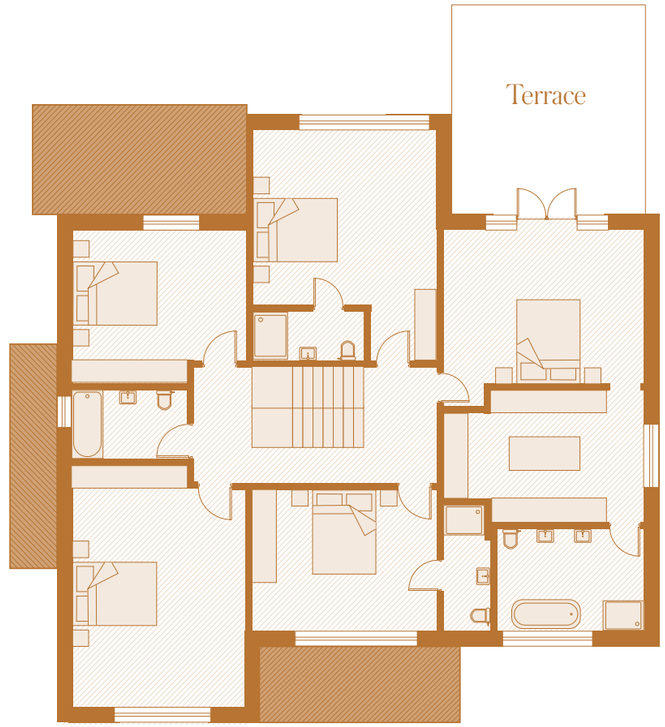
- **5 BEDROOM**
- FIRST FLOOR: 169 M²
- GROUND FLOOR: 240 M²
- **TOTAL**
- 409 M² / 4402 SQFT

- 1 BATHROOM, 3 ENSUITE, 1 GUEST WC
- DRAWING ROOM
- DEN/PLAY ROOM
- FAMILY ROOM
- DINING ROOM

THE OAKWOOD:
SITE 7



GROUND FLOOR
House Type E



FIRST FLOOR
House Type E

Plans and particulars not to scale and are for guidance purposes only.











Professional Team

Coonan PROPERTY

01 628 6128
info@coonan.com
PSRA: 003764

Castlethorn

Developed By
Castlethorn
Overend House
Dundrum Town Centre
Sandyford Road
Dundrum

Sales Agents
Coonan Property
Property House
Main Street
Maynooth
Co. Kildare

Architect
Andrew Lohan Architecture
Design Space
Link Road
Glasthule
Dublin

Further information at killeenresidential.ie

design: byroncreative

All plans are subject to a planning application with Meath County Council. The sites are cleared and are fully serviced with access to gas, electricity, water and foul at each entrance. A full planning pack is available from the sales agent.

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



Castlethorn