

APPROX. 13.62 HA (33.65 ACRES)

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY
WITH FULL PLANNING PERMISSION FOR 361 HOUSES

RICKARDSTOWN

NEWBRIDGE, CO KILDARE



DEVELOPMENT OVERVIEW

Superb opportunity to acquire a residential development site of scale in Newbridge located 500m from the Train Station



Granted planning permission for the development of 361 houses together with a crèche. A breakdown of the units is as follows;

Type	No. of Units	sq m	sq ft
2 Bed Houses	21	73.2 - 87.6	788 - 943
3 Bed Houses	253	108.6 - 117.6	1,169 - 1,269
4 Bed Houses	85	131.8 - 140.4	1,419 - 1,511
5 Bed Houses	2	131.8 - 140.4	1,419 - 1,511
Total	361	43,062.6	463,522
Crèche	1	256.8	2,764

- Total site area of approx. 13.62 Ha (33.65 acres).
- The site is located at the Station Road, Rickardstown, Newbridge 1.5km north-west of the Main Street.
- The scheme is easily accessible, with Newbridge Train Station 500m from the site and Bus Eireann services on the Main Street.
- Newbridge is located on the M7 Motorway providing excellent access to Dublin in 30 minutes and all major cities in less than 2 hours.
- Abundance of amenities and leisure facilities in Newbridge including Whitewater Shopping Centre, the Curragh Racecourse, Newbridge Greyhound Stadium, Newbridge Town FC, and Sarsfield GAA Club.

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Newbridge Main Street - 3 mins



Newbridge Train Station - 1 min
(36 min commute to Heuston Station, Dublin)



M7 Motorway - 5 mins



Naas - 10 mins



The Curragh Racecourse - 5 mins



M50 Motorway - 30 mins



Dublin City Centre - 40 mins



LOCATION

▲ The subject site is located on the Northern side of Newbridge at the intersection of Station Road/Milltown Road and College Road adjoining the Roseberry Hill Residential Development and opposite Sarsfield GAA Club. The site is approximately 500 metres from the train station and 1.5 km from the town centre.

Newbridge is situated approximately 45 km south west of Dublin just off the M7 Motorway between the adjoining towns of Naas (approx. 11 km) and Kildare (approx. 8 km) on the edge of the world famous Curragh Plains.

There is an excellent road and rail infrastructure. The Bus Eireann 126 route runs from the town centre to Dublin city centre, there is M7 motorway access at junction 10 and 12 together with a superb commuter rail service to either Heuston Station or Grand Canal Dock in Dublin city centre.

Local employers in the area include Pfizer Pharmaceuticals, Oral B, Bord na Mona, Lily O'Brien's Chocolates, Department of Defence, Bloodstock Industry and Kerry Foods facility in Naas.

The town benefits from a wealth of primary and secondary schools including Newbridge College.

DESCRIPTION

▼ The lands contain approx. 13.62 Hectares (approx. 33.65 Acres) of residentially zoned land under the Newbridge Local Area Plan 2013-2019 and has the benefit of Planning Permission for 361 Residential units being a mix of 2, 3, 4 and 5 bedroom houses granted by An Bord Plenala.

The site has excellent road frontage on College Road opposite the Sarsfield GAA Club and also on the Milltown Road (R415). The adjoining development Roseberry Hill has the benefit of a Centra Convenience Store.

This is an established residential area and good selling location with its close proximity to the train station and town centre.



Boundaries for Illustrative Purposes Only

Aerial Computer Generated Image of Character Areas 1 & 2

THE OPPORTUNITY

House Type	Unit Type	No of Units	sq m	sq ft
Type A Character Area 1 & 4	4 Bed Semi Detached	28	139.6	1,503
Type A Character Area 2	4 Bed Semi Detached	1	140.4	1,511
Type A Character Area 3	4 Bed Semi Detached	26	140.4	1,511
Type A1 Character Area 1 & 4	3 Bed Semi Detached	6	139.6	1,503
Type A1 Character Area 2	3 Bed Semi Detached	1	140.4	1,511
Type A1 Character Area 3	3 Bed Semi Detached	3	140.4	1,511
Type A2 Character Area 1	5 Bed Detached	1	224.5	2,416
Type A3 Character Area 2	5 Bed Detached	1	193.4	2,082
Type B Character Area 1, 2 & 3	3 Bed Semi Detached	121	116.1	1,250
Type B Character Area 4	3 Bed Semi Detached	45	117.6	1,266
Type B1 Character Area 1, 2 & 3	3 Bed Terrace	17	116.1	1,250
Type B1 Character Area 4	3 Bed Terrace	4	117.6	1,266
Type B2 Character Area 1	3 Bed Semi Detached	5	116.1	1,250
Type B2 Character Area 2 & 3	3 Bed Semi Detached	10	117.5	1,265
Type B2 Character Area 4	3 Bed Semi Detached	7	117.6	1,266
Type C Character Area 1, 2 & 4	4 Bed Semi Detached	19	131.8	1,419
Type C Character Area 3	4 Bed Semi Detached	1	135.6	1,460
Type D Character Area 1, 2 & 4	3 Bed Semi Detached	21	107.0	1,152
Type D Character Area 3	3 Bed Semi Detached	1	107.0	1,152
Type J Character Area 4	3 Bed Semi Detached	2	117.6	1,266
Type J1 Character Area 4	3 Bed Semi Detached	2	117.6	1,266
Type G Character Area 1, 2 & 4	2 Bed Townhouse	21	84.0	904
Type H Character Area 1, 2 & 4	3 Bed Townhouse	18	108.6	1,169
Total		361	43,062.6	463,522

Boundaries for Illustrative Purposes Only

Full planning permission for a market friendly scheme of predominantly 3 and 4 bedroom houses



Planning Permission Site Plan

Taken in charge/to be taken in charge. Further information in the data room.



PLANNING

A seven-year planning permission (16/975) was granted on 26th January 2018 for an excellent residential development comprising 361 units together with a childcare facility.

The site benefits from a granted planning permission of houses only.

Further to the above there is also planning for a childcare facility which extends to 256.8 sq m (2,764 sq ft).

Schedule of accommodation available from the data room.

TYPE A CHARACTER AREA 1 & 4*
4 BED SEMI DETACHED
 139.6 SQ M (1,503 SQ FT) ▼



GROUND FLOOR

FIRST FLOOR

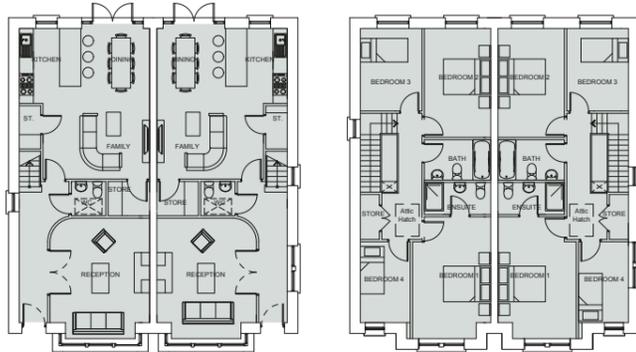
TYPE B CHARACTER AREA 1, 2 & 3*
3 BED SEMI DETACHED
 116.1 SQ M (1,250 SQ FT) ▼



GROUND FLOOR

FIRST FLOOR

TYPE A CHARACTER AREA 3
4 BED SEMI DETACHED
 140.4 SQ M (1,551 SQ FT) ▼



GROUND FLOOR

FIRST FLOOR

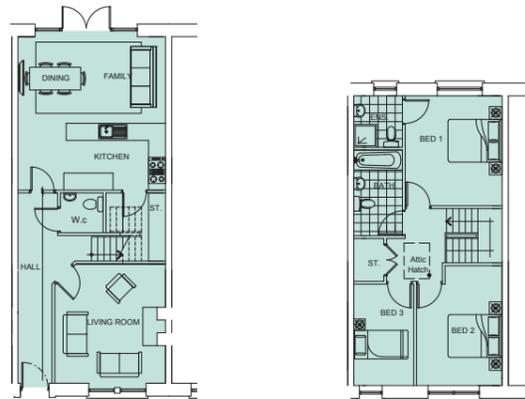
TYPE B CHARACTER AREA 4
3 BED SEMI DETACHED
 117.6 SQ M (1,266 SQ FT) ▼



GROUND FLOOR

FIRST FLOOR

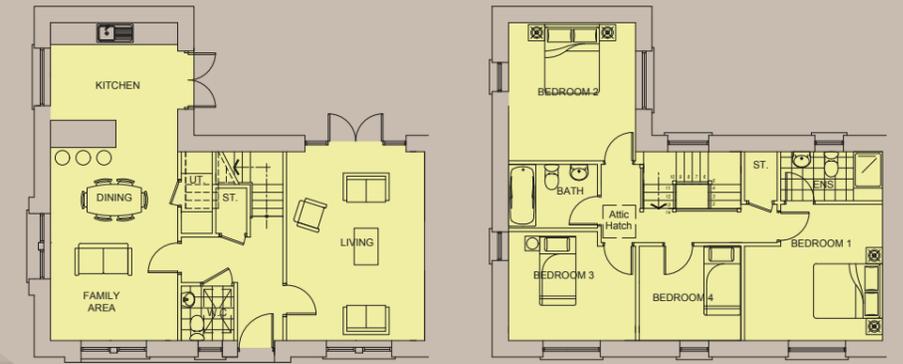
TYPE B1 CHARACTER AREA 1, 2 & 3*
3 BED TERRACE
 116.1 SQ M (1,250 SQ FT) ▼



GROUND FLOOR

FIRST FLOOR

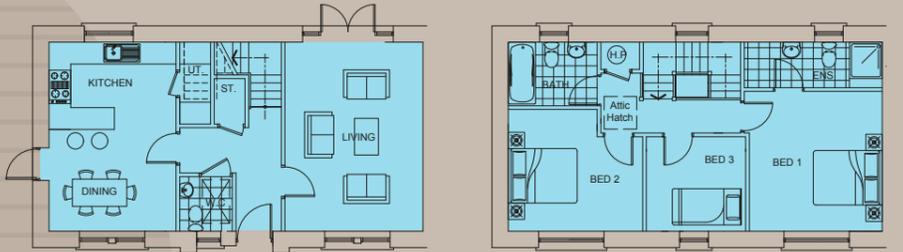
TYPE C CHARACTER AREA 1, 2 & 4*
4 BED SEMI DETACHED
 131.8 SQ M (1,419 SQ FT) ▶



GROUND FLOOR

FIRST FLOOR

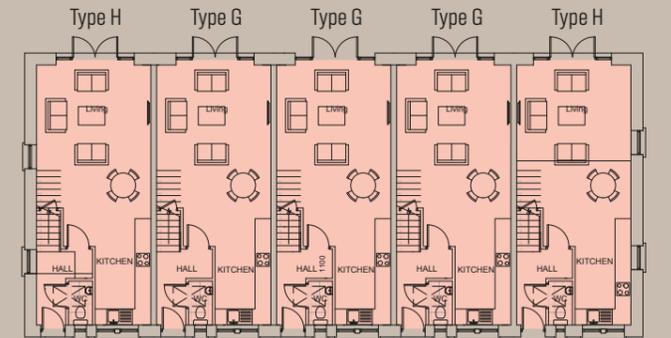
TYPE D CHARACTER AREA 1, 2 & 4*
3 BED SEMI DETACHED
 107 SQ M (1,152 SQ FT) ▶



GROUND FLOOR

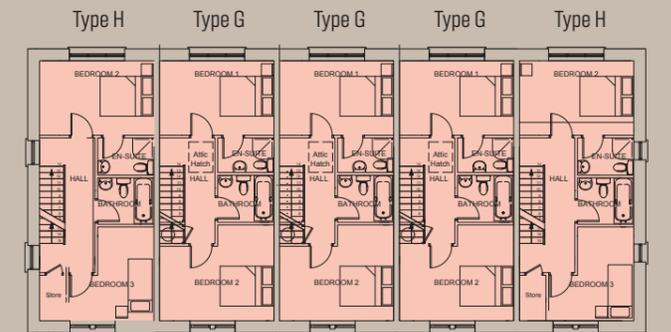
FIRST FLOOR

TYPE G CHARACTER AREA 1, 2 & 4
2 BED TOWNHOUSE
 84 SQ M (904 SQ FT) ▶

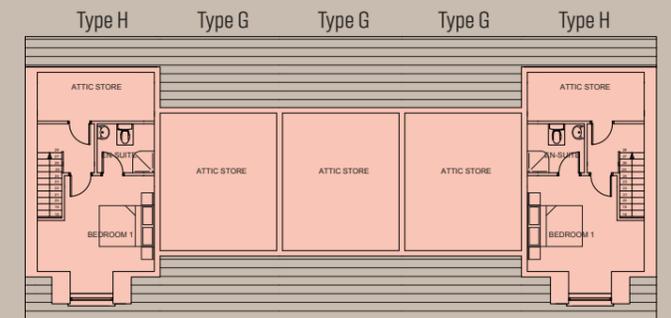


GROUND FLOOR

TYPE H CHARACTER AREA 1, 2 & 4
3 BED TOWNHOUSE
 108.6 SQ M (1,169 SQ FT) ▶



FIRST FLOOR



SECOND FLOOR

SAMPLE FLOOR PLANS

* Note: There are minor variations to some of the house types above depending on which Character Area they are located in. Please see data room for full suite of architectural plans and drawings.



METHOD OF SALE

The subject site will be offered for sale by Private Treaty.

PRICE

On application.

BER

Exempt.

VAT

VAT summary in the data room.

DATAROOM

www.rickardstown.com

TITLE

Title information located in the data room.

FURTHER INFORMATION



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