

**BALTINGLASS**

**SITE**

**N81**

RESIDENTIAL DEVELOPMENT SITE C.9.1 ACRES/3.7 HA  
WITH FULL PLANNING PERMISSION

Bawnogues, Baltinglass, County Wicklow.

## For Sale by Private Treaty

### LOCATION

Situated on an elevated and picturesque site overlooking the River Slaney on the southern side of Baltinglass town fronting the N81. Baltinglass is located on the western fringes of the Wicklow Mountains, in west Co. Wicklow, near the Kildare and Carlow borders, approximately 30km south of Blessington, on the N81 Dublin-Tullow Road. It is c. 12 km from the M9 motorway at Junction 3, and is also traversed by the R747, from Arklow to Kildare. The town local community and recreation facilities are provided in the form of two primary schools, a post-primary school, a hospital, GAA and soccer playing fields, an outdoor activity centre, a public park along the River Slaney and Baltinglass Golf Club. The market town of Baltinglass has much to offer with a multitude of local facilities including attractive bars and restaurants, schools and shops as well as numerous leisure and sporting clubs, many of which utilise the stunning local landscape with the Wicklow Hills and River Slaney hosting many walking, hiking, water sport and fishing clubs.

### DESCRIPTION:

Superb residential site of approximately 9.1 acres/ 3.7 Hectares, with full planning permission for 55 Houses & a crèche. Situated within walking distance of the town centre and all amenities. This site is elevated above the Slaney River to the rear and enjoys views across the Wicklow Mountains and Baltinglass Town.

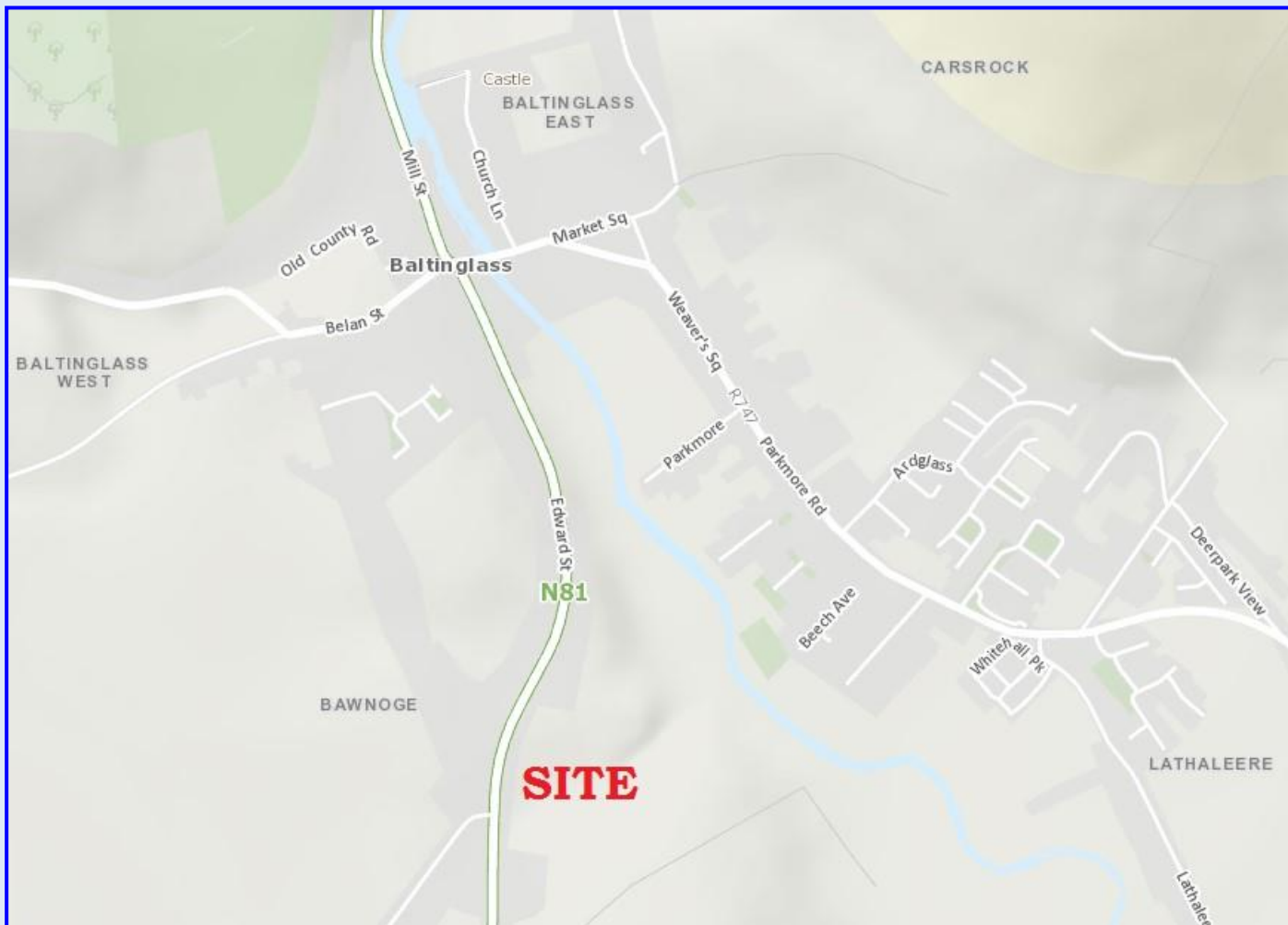
### TOWN PLANNING/ ZONING:

This site is Zoned Residential (R20) under the 2016-2022 Wicklow County Council Baltinglass Town Development Plan. Full planning permission was granted for 55 Houses and a crèche on the site by Wicklow County Council on 7/2/2018 Planning Reference Number 17764 & 18916.

The breakdown of the granted 55 housing units (Planning Ref: 18916) is as follows;

TYPE	DESCRIPTION	SIZE
4 Type A	4 Bedroom Detached	143sq.m
16 Type B	4 Bedroom Semi Detached	142 sq.m
20 Type C	3 Bedroom Semi-Detached	130 sq.m
6 Type D	5 Bedroom Detached	176 sq.m
4 Type E	3 Bed End Terrace	99.5 sq.m
4 Type E1	2 Bedroom Terrace	90 sq.m
1 Type F	3 Bedroom Detached Bungalow	170 sq.m
1 Crèche		142 sq.m





**VIEWING:**

**BY APPOINTMENT ONLY**

**GUIDE PRICE:**

**€1,650,000**



**JP&M**  
**DOYLE**

Established. 1952

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