

# Development Land

**REA** | REAL ESTATE  
ALLIANCE.IE

**COONAN**



For Illustration Purposes Only

## Site with F.P.P. for 3 Detached Houses Walshestown, Athgarvan Road, Newbridge, Co. Kildare

- The subject site extends to approx. 0.33 acres (0.12 ha)
- F.P.P. for 3 detached well designed dormers, ranging in size from approx. 1,775 sq.ft. (165 sq.m.) - approx. 2,087 sq.ft. (194 sq.m.)
- Walshestown is located south east of Newbridge town centre on the Athgarvan Road
- Excellent residential development opportunity with benefit of full planning permission.

Guide Price:  
**€400,000**

**For Sale by Private Treaty**

# Additional Information

## Description

The property comprises a site extending to approx. 0.33 acres (0.12 ha) with an existing single detached residence. The property benefits from full planning permission for three detached dormer style houses. The schedule of accommodation is as follows:

Number	House Type	Approx. size sq.ft.
1	4 Bedroom Detached	2,087 sq.ft.
2	4 Bedroom Detached	2,055 sq.ft.
3	4 Bedroom Detached	1,775 sq.ft.

## Location

Newbridge is located by the Liffey on the edge of the Curragh, approximately 36km from Dublin and 10km west of Naas. It is bypassed by the M7 motorway linking Dublin to Cork, Limerick, Waterford and the south.

Newbridge is part of the Mid-East Region and was identified in the strategic Planning Guidelines for the Greater Dublin Area as being part of the Naas - Newbridge – Kilcullen Primary Growth Centre. It is envisaged that this cluster of towns will have a high level of employment activities, high order shopping and a full range of social facilities and will evolve as a self-contained regional centre in its own right, with minimal dependence on Dublin.

There are a host of excellent amenities in the Newbridge area such as the Whitewater Shopping Centre, Kildare Village, The Curragh, Punchestown, numerous gold clubs and the expanding Newbridge Retail Park. Newbridge Silverware has its main manufacturing plant in the town as well as a visitor centre and museum.

The town is also serviced by the Arrow rail service from Newbridge to Dublin city centre.

The property is located on the Athgarvan Road approx. 3km from Main Street, Newbridge to the south east of the town, and 2.4km north-west of Athgarvan village.





# Additional Information

## Zoning

### Newbridge Local Area Plan 2013 – 2019.

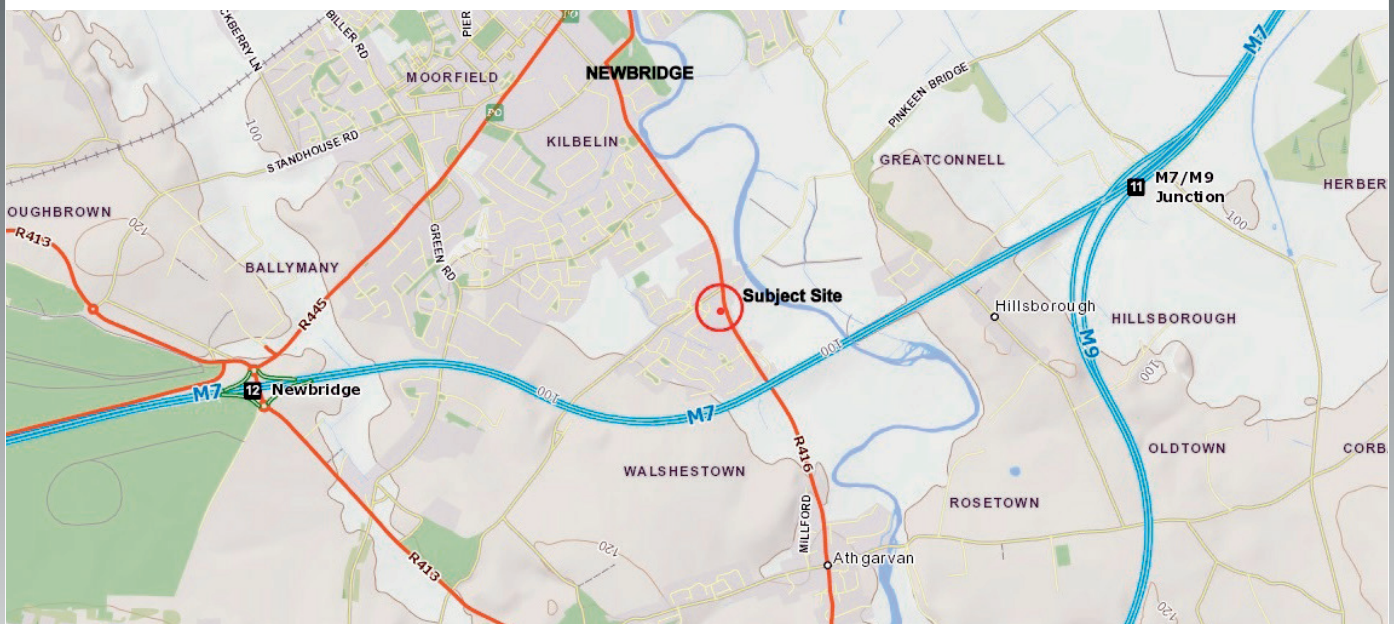
#### Zoning – Existing Residential/Infill

To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.

## Planning Permission

There is full planning permission to construct 3 dormer style detached dwellings. Kildare County Council granted planning permission under reference no: 07/2617. This permission has been extended to the December, 2nd 2018 under reference number 13/933.

All interested parties should review the full planning information available on the Kildare County Council web site



## Full Information

REA Coonan have an information pack which is available upon request.

## Services

Interested parties are required to satisfy themselves in relation to the availability and adequacy of services.

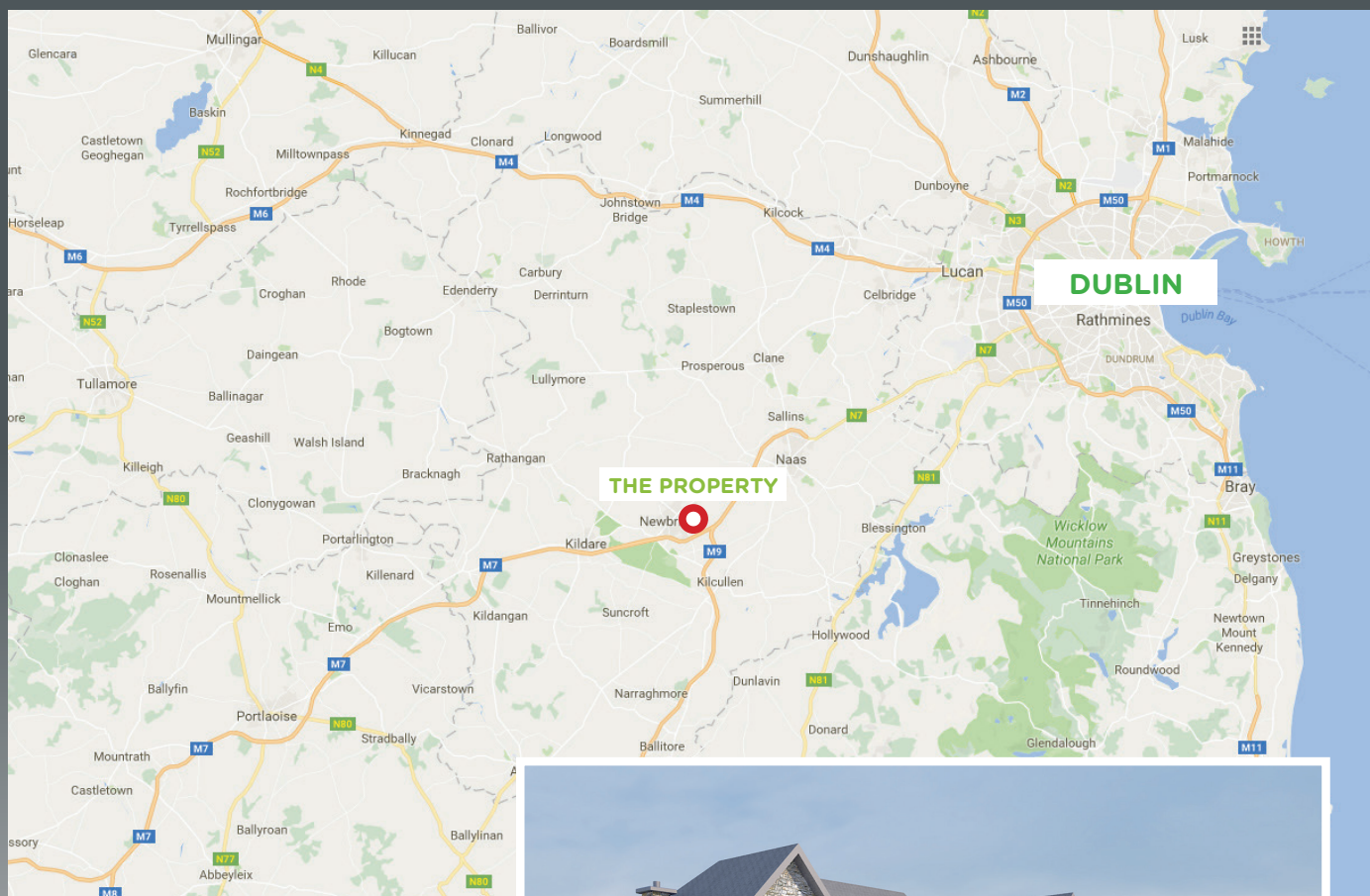
## Viewing

By prior appointment at any reasonable hour.

# Directions

REA | REAL ESTATE ALLIANCE.IE

COONAN



## Directions

From Newbridge town centre proceed out the Athgarvan road passing Kilbelin cemetery and the turning right for Kilbelin Abbey & Belmont Green. After this junction the property for sale is the second house on the right hand side.



### Agents:

**REA Coonan**

Property House, Main Street,  
Maynooth, Co. Kildare

Tel: 01 6286128

Contact: **Will Coonan**

**info@coonan.com**

**www.coonan.com**

PRSA registration no. 002630.

The above particulars are issued by REA Coonan on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is REA Coonan or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the REA Coonan may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com

Maynooth t: 01 6286128. Celbridge t: 01 6288400.

**www.coonan.com**