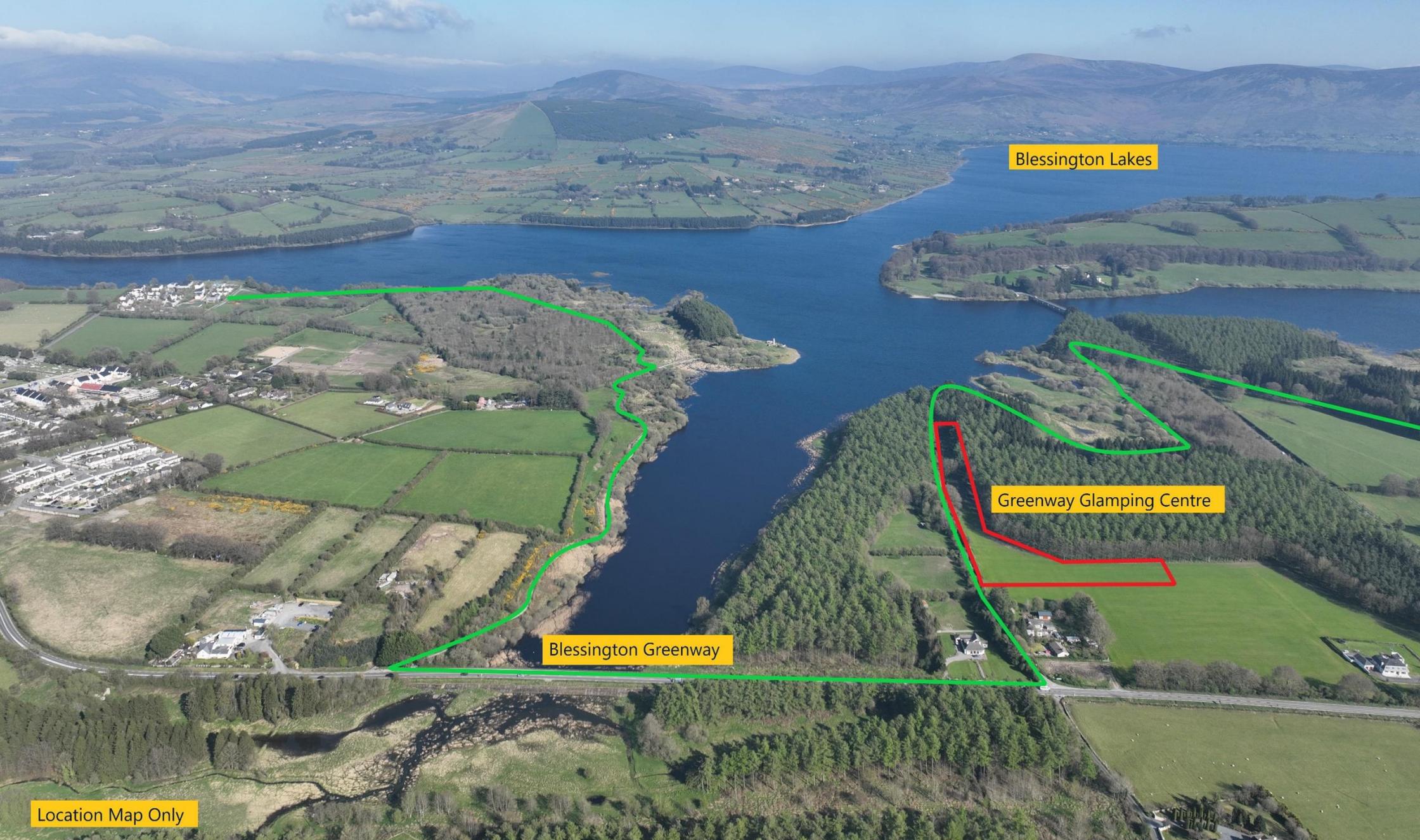


DEVELOPMENT SITE C. 2.7 ACRES | 1.1 HA
FPP FOR GLAMPING | TOUREST CENTRE
BLESSINGTON LAKES GREENWAY
BLESSINGTON | CO WICKLOW



Blessington Lakes

Greenway Glamping Centre

Blessington Greenway

Location Map Only

LOCATION

Situated less than 50m from the Blessington Lake Shores & Fronting the Blessington Greenway. Immediately located off the N81 and only a 2-minute drive Blessington Town Centre. It is within easy access to Dublin and only a short 15-minute drive to Citywest Business park and 25 minutes to the M50/ Red Cow roundabout providing quick and easy access to Dublin and its suburbs. The hourly No. 65 Dublin Bus passes by this site & its route incorporates Citywest/ Tallaght/ Templeogue / Terenure/ Rathmines and Dublin City Centre.

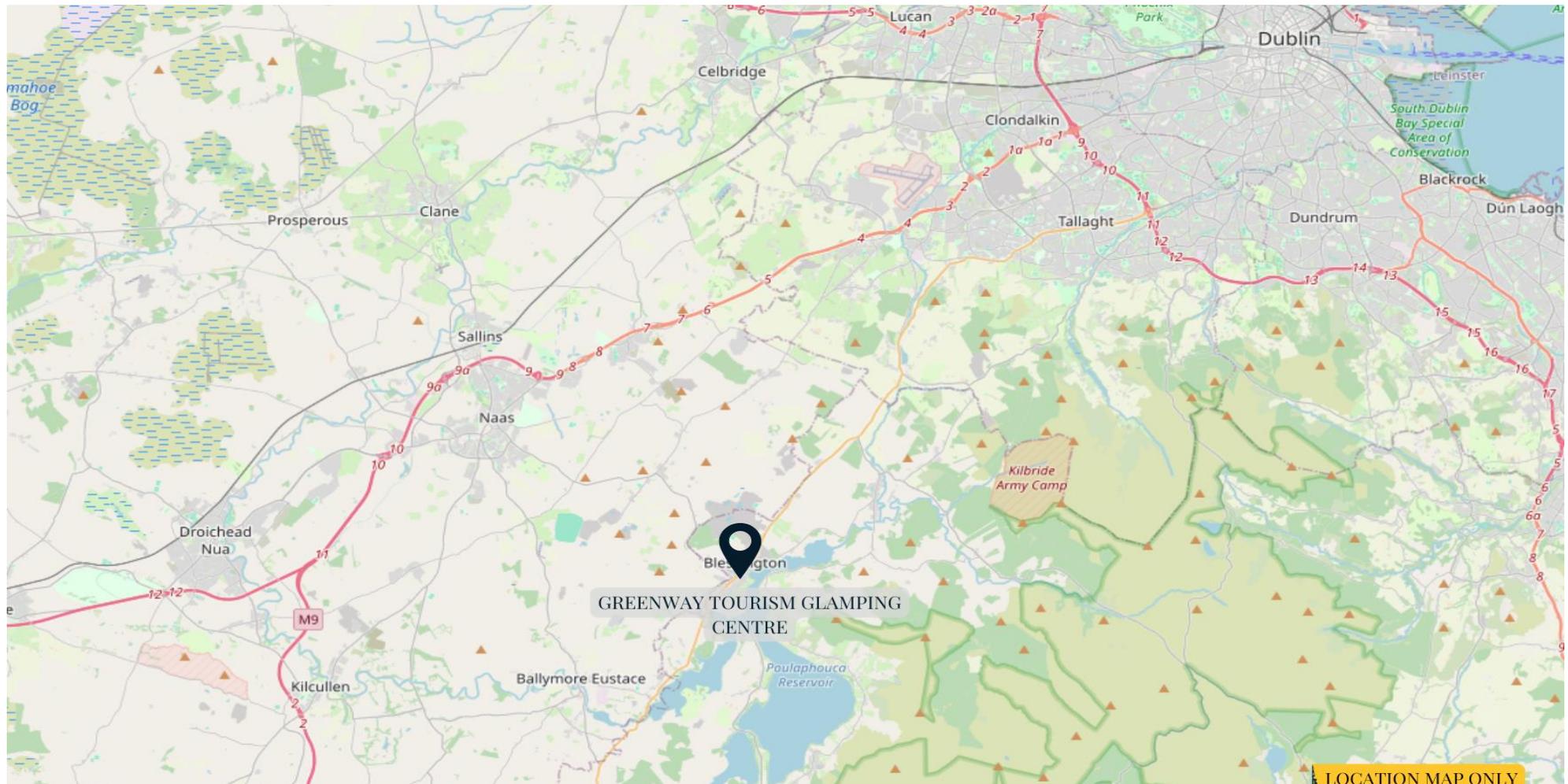
Dublin City Centre -25km

Naas- 9 miles

N7 Motorway- 13km

Citywest- 15km

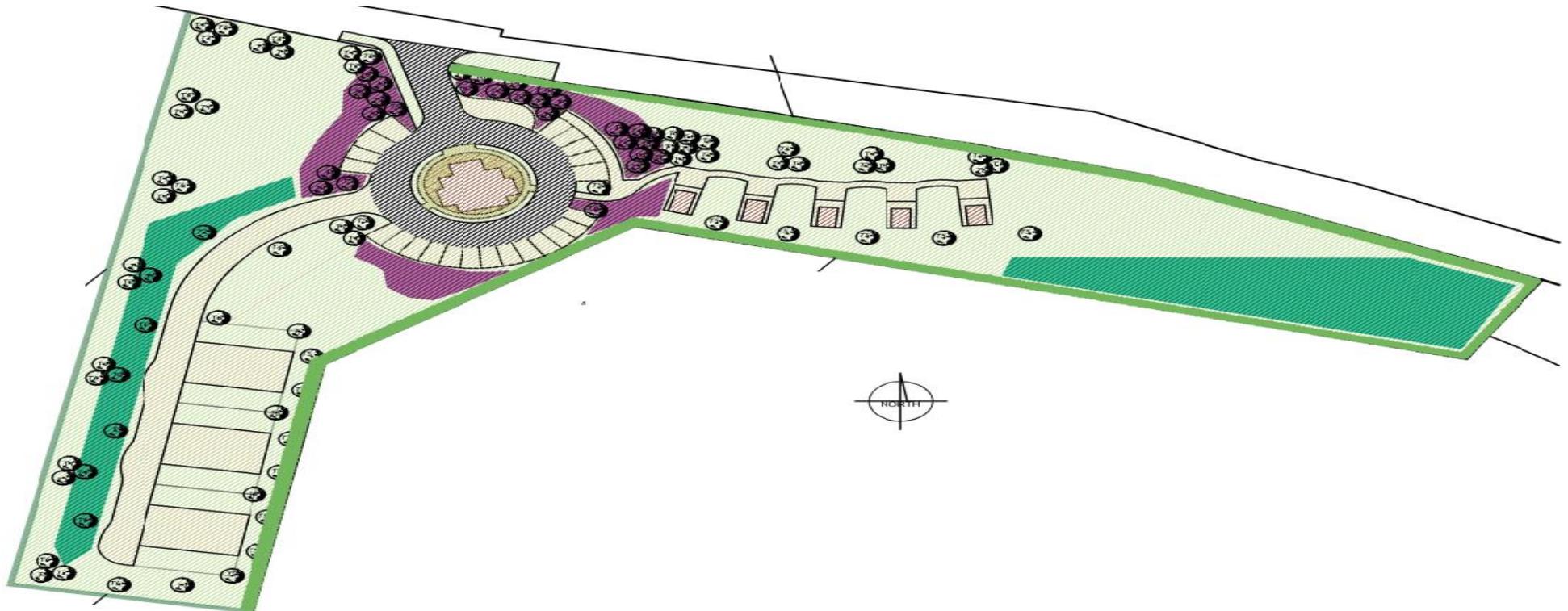
M50 Dublin Airport- 40km

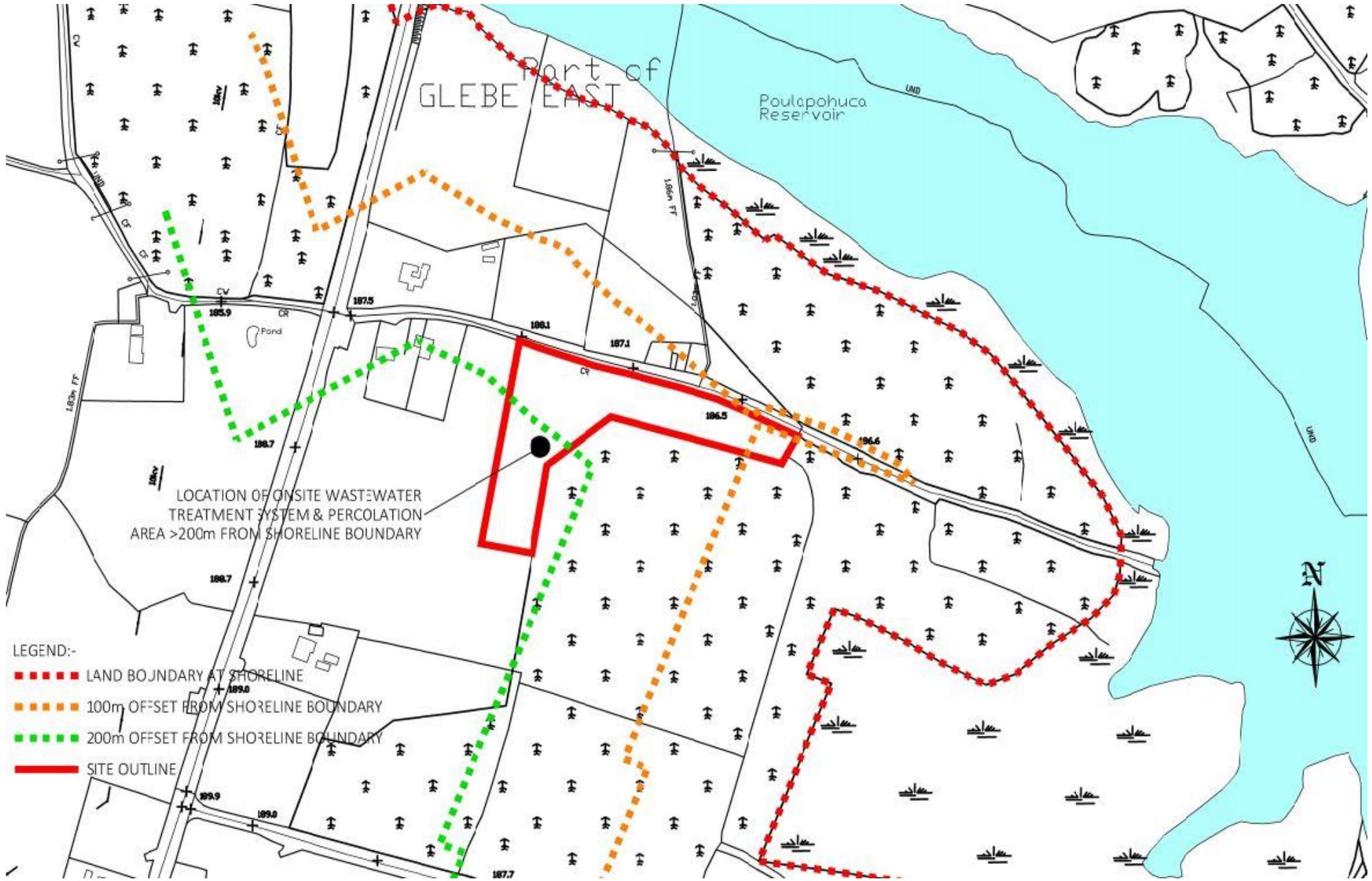


DESCRIPTION

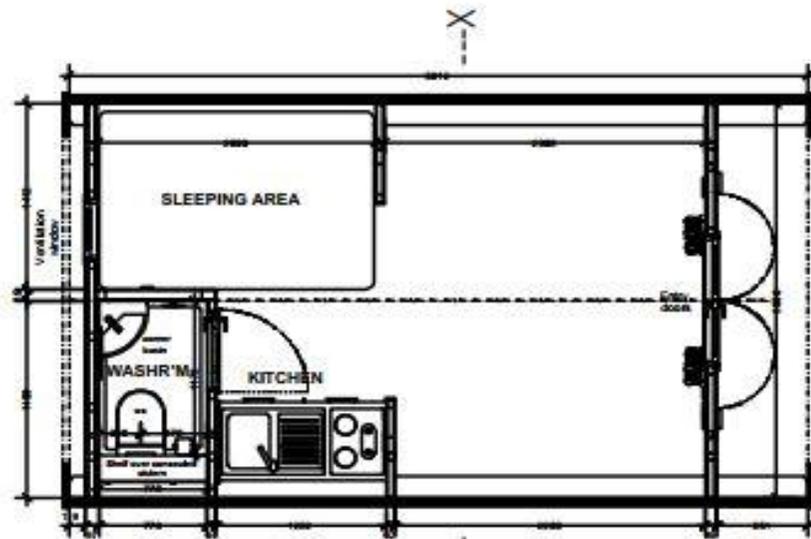
Greenway Tourism Glamping Centre is a unique opportunity to acquire a site with full planning permission granted (REF22212) for 5 Detached Accommodation Pods, Management Centre incorporating a shared kitchen, guest bathroom facilities, publicly accessible WC along with 3 Camper Van serviced bays, new entrance, access road, car parking and onsite treatment system. Planning was granted by ABP on the 24/01/2024 (REF ABP-314622-22). This is a unique opportunity to acquire a much need tourism accommodation site on the Blessington Greenway.

The Blessington Greenway Walk links the historic town of Blessington with the Palladian mansion at Russborough House. The trail starts at Blessington and leads south along the shores of Blessington Lakes and through forest and natural woodland. The Greenway commences at The Avon Activity Centre at the southern end of the town and weaves its way along the shores, crosses an ancient medieval ringfort, uses the footpath along part of the N81 before turning back into the forest at Burgage Moyle lane. It then crosses the Vallemount Road (R758) and makes its way to Russellstown Bay adjacent to Russborough House. Along the way you will have the opportunity to appreciate the magnificent scenery and wildlife in the area. Its current distance is 5.8km with plan to extend this to 33km. In February of last year an additional €1.8 million was allocated towards Blessington Greenway under a total package of €63 million released through Transport Infrastructure Ireland.

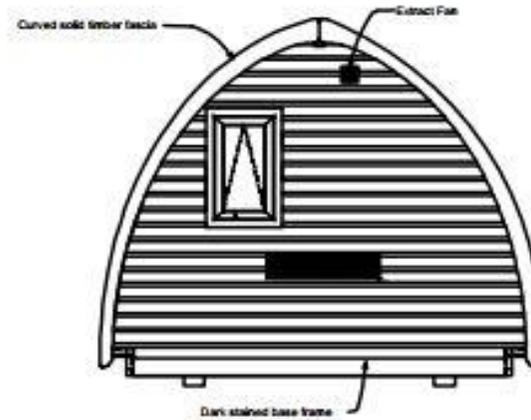




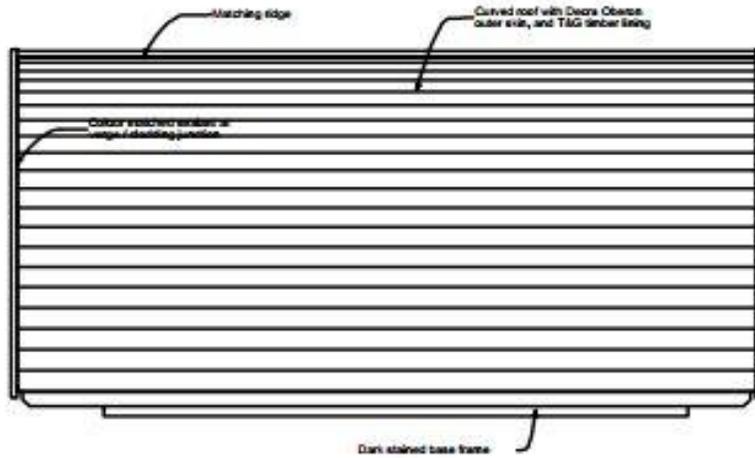
- LEGEND:-
- LAND BOUNDARY AT SHORELINE
 - 100m OFFSET FROM SHORELINE BOUNDARY
 - 200m OFFSET FROM SHORELINE BOUNDARY
 - SITE OUTLINE



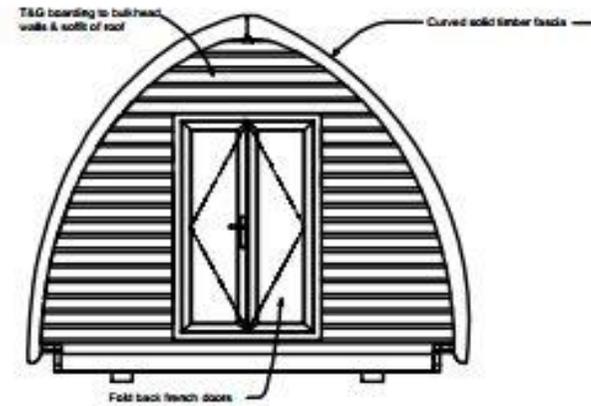
PLAN



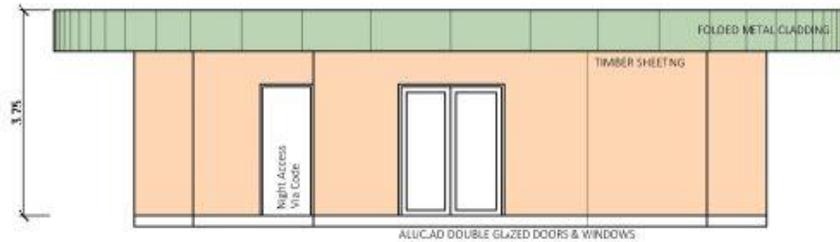
REAR ELEVATION



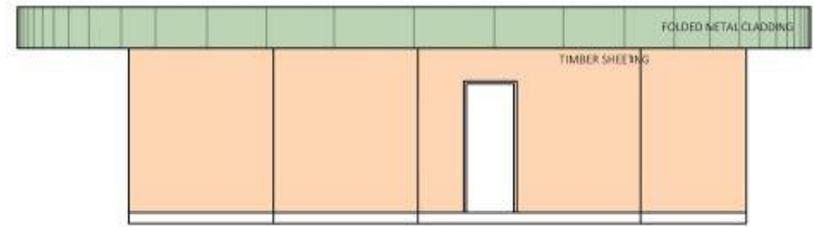
SIDE ELEVATION



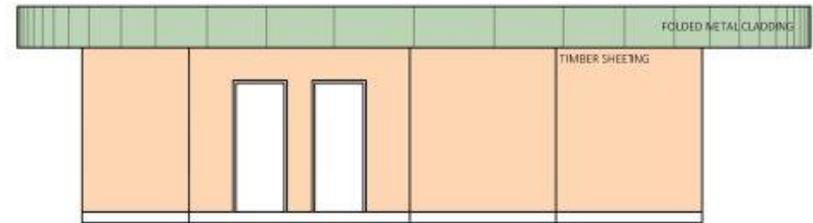
FRONT ELEVATION



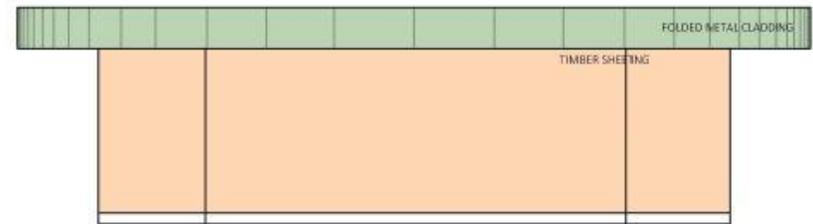
FRONT ELEVATION



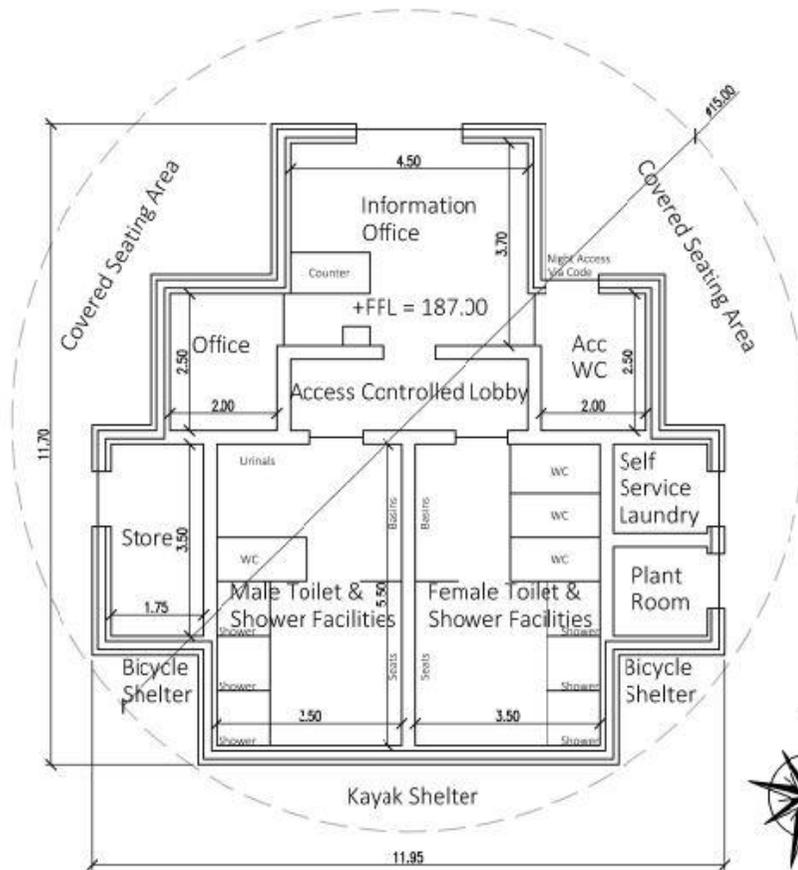
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



VISUALISATION



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

AGENT:

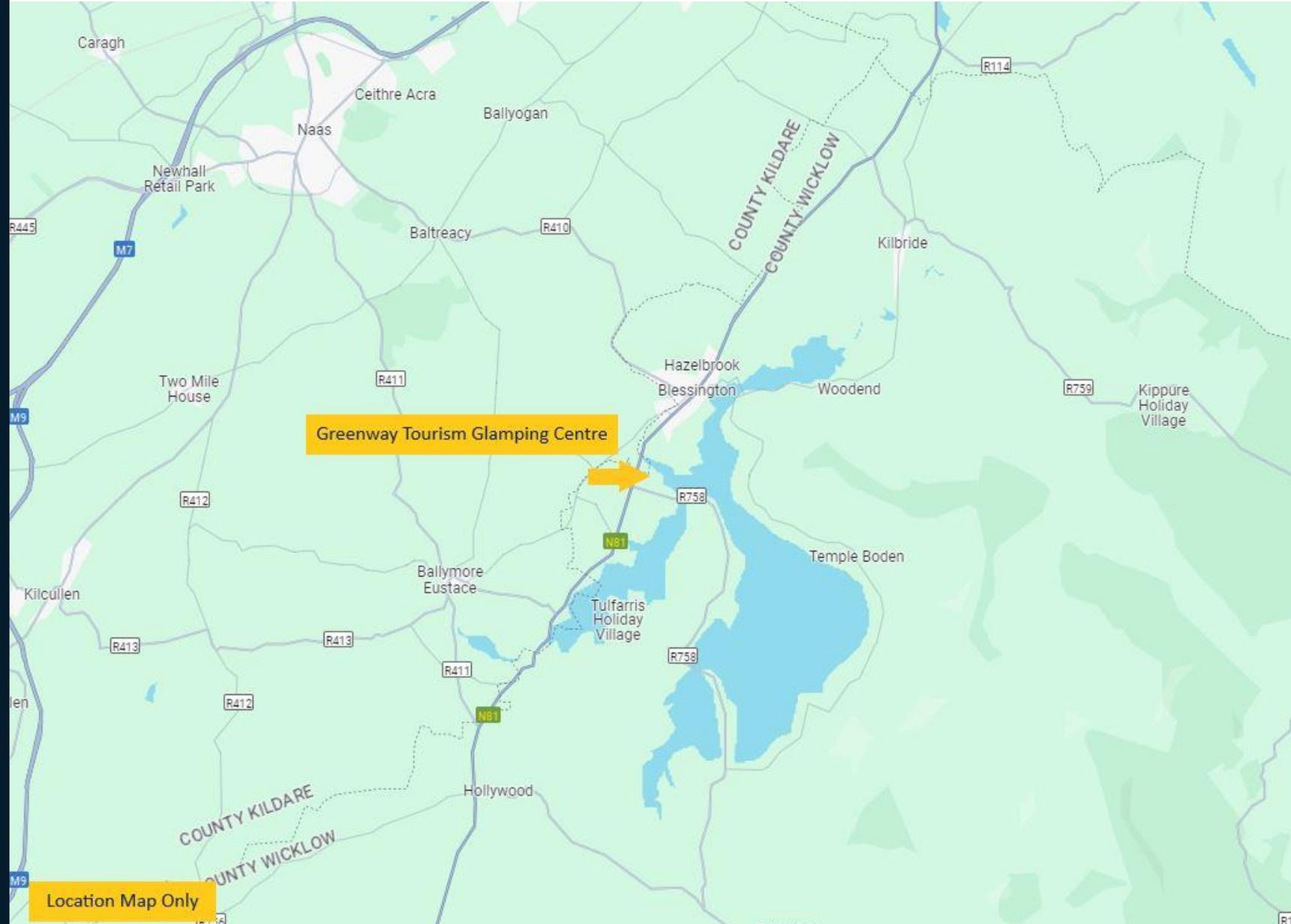
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