

**Coonan**  
PROPERTY

Commercial



**Lower Main Street,  
Celbridge, Co. Kildare**  
**Prime Town Centre Development Opportunity**

- Prime development opportunity in Celbridge town centre
- Zoned town centre in Celbridge Local Area Plan 2017-2023
- Superb profile to main street with about 20m frontage
- Currently accommodates range of commercial and residential buildings
- Ideal for residential or town centre development

Approx. 0.56 acres  
(0.226 ha)

**Price on  
Application**

**Private Treaty**

# Description



## Description:

The site is a mainly square shaped site located at “English Row” at Lower Main Street, Celbridge. The property has approximately 20m frontage to the main street and currently accommodates three retail units to the front with overhead residential accommodation. To the rear are some out houses and the balance of the site is in grass. The property is a level and mainly square shaped site and has vehicular access from the main street via an archway.



## Services:

We understand all mains services are available to the site.

## Zoning:

Zoned Objective A - Town Centre in the Celbridge Local Area Plan 2017-2023. This objective is to protect, improve and provide for the future development of town centres.

# Location



## Location:

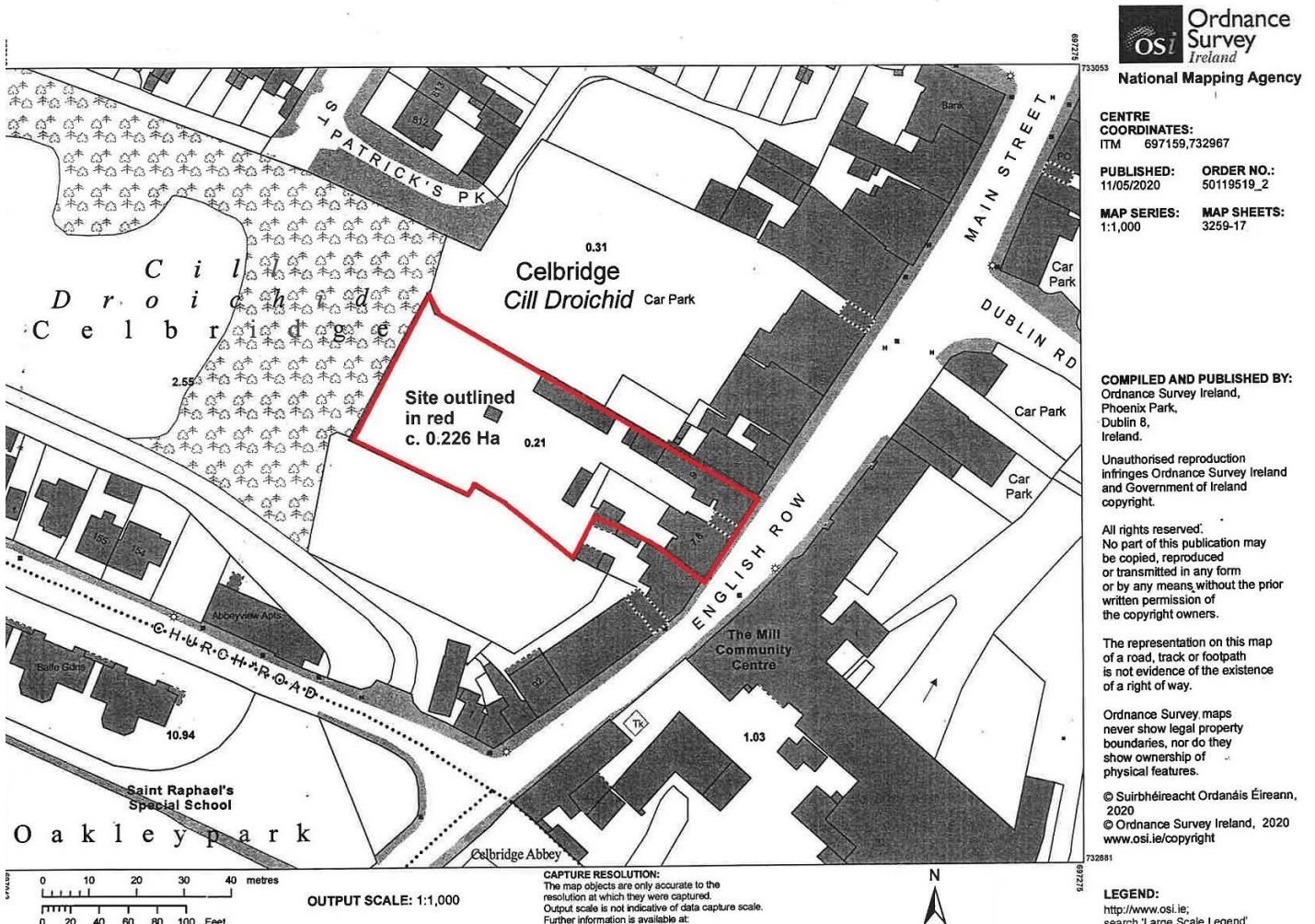
Celbridge is located 23 kilometres west of Dublin just off the M4 motorway. The M4 motorway bounds the town to the north and the Dublin Cork rail line, and the Grand Canal runs to the south. Celbridge has grown rapidly over the past 60 years from a population of 567 persons in 1951 to a population of 20,288 persons in 2016.

The town has the full range of amenities including shopping centres at St Wolstans, public houses and restaurants as well as national and secondary schools. The town is well serviced with a regular bus service and a nearby train service from Hazel Hatch and Louisa bridge in Leixlip. The town has the beautiful Castletown House at its core as well as the River Liffey and a host of recreational activities such a Carton House and K Club golf courses and race courses at Punchestown, Naas and the Curragh. Celbridge is located about 5 km from both Maynooth and Leixlip towns and is about 8 km from Lucan and the Dublin border. It has easy access to Dublin city and has many employment opportunities nearby such as Intel, Maynooth university and department of agriculture.



## Planning:

There are no current planning permissions pertaining to the lands. Pre-planning discussions indicated potential for 22 apartments plus retail unit.



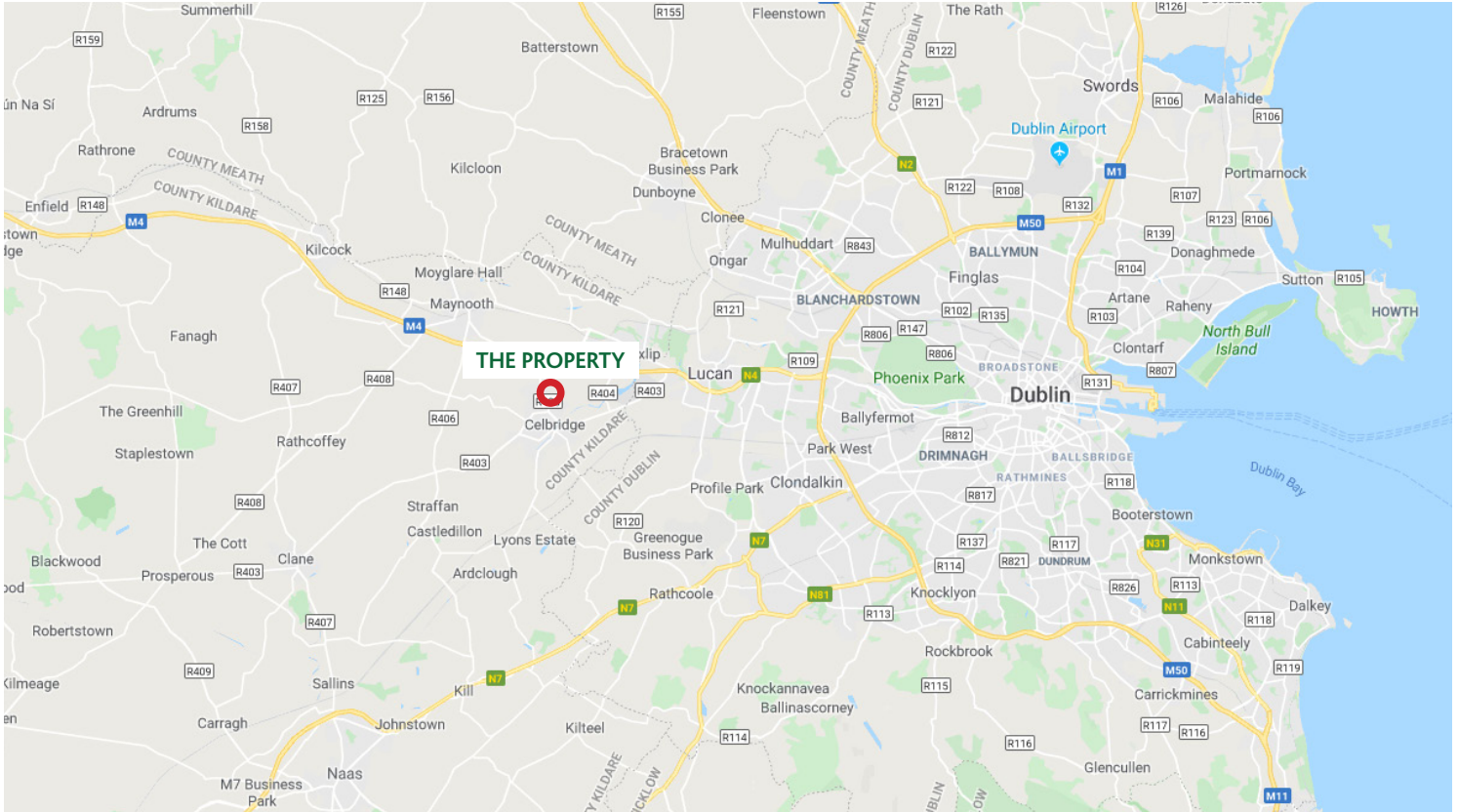
## Additional Information:

- Superb opportunity to develop a residential or mixed-use scheme
- Pre- planning discussions indicated potential for 22 apartments plus retail unit
- Central location in a prime town
- Level site with access from Lower Main Street
- All zoned town centre
- Easy access to junction 5 & 6 on M4
- Easy access to Dublin airport, M50 and Dublin city
- Close to Intel campus and a range of employment opportunities
- 10 minutes from Liffey Valley Shopping Centre



# Location

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## Directions:

From M4 motorway take exit 5 and the R403 towards Celbridge. Proceed straight into town and cross River Liffey. Take a left and property is on right hand side identified by for sale sign.

**Eircode:** W23 VOP6

## Solicitor:

Jim Tighe of James V Tighe Solicitors,  
Celbridge Co. Kildare  
T: 01 628 8794

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## Contact Information:

Philip Byrne  
Coonan Property  
Maynooth  
T: 016286128

## Viewing

By appointment at any convenient time

PSRA registration no. 003764.

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