

**CAIRN**

Built For Good

# Crèche For Sale

Stradowe Meadows,  
Athy, Co. Kildare



# *A dream location*

Located within the vibrant new housing development Stradowe Meadows, this purpose built crèche offers an unbeatable location in Athy Town.

With easy access to the M9 and just minutes from Athy Town Centre, it's perfectly placed for busy families. Athy is a thriving town, home to a growing community, top schools, and excellent amenities.

**2 min drive**  
*to Athy Town Centre*

---

**10 min drive**  
*to M9*

---

## **Designed for families.**

Over the past five years, more than 500 homes have been delivered in Athy, with projections aiming for 771\* homes completed by 2027.

\*Athy Local Area Plan 2021 - 2027







# Crèche Overview

## In the heart of Athy

The creche is perfectly located just minutes from Athy Town Centre.

**Population 11,035**

## c. 2,029 sq ft of potential

Well appointed accommodation across ground and first floor.

## Primed and ready

Shell and core condition, ready for occupier fit out in H2 2025.

## Ideal outdoor space

Safe and secure play space extending to c. 495 Sq Ft.

## Parking

5 car parking spaces including one accessible parking space.



**Provisional BER:**

This unit has been built to a BER A3 standard however, due to the shell and core condition a provisional rating of BER G applies. BER A3 subject to tenant full fitout.



\* CSO September 2022







# Athy *is thriving*

Athy is a thriving and well-connected town in County Kildare, experiencing steady population growth with projections targeting over 11,800\* residents by 2027.

Strategically located less than 1km from the town centre, new developments like Stradowe Meadows are helping to deliver compact, family-friendly communities with strong links to existing neighbourhoods. Kildare County Council continues to invest in infrastructure and planning that prioritises walkability, public transport, and access to green spaces. With a growing number of young families and enhanced local amenities, Athy presents an ideal environment for a crèche to flourish and serve the needs of a vibrant, expanding community.

\*Athy Local Area Plan 2021 - 2027





# Site Map

The perfect spot for growing families.

Perfectly positioned within the heart of Stradowe Meadows a new community of 132 homes, the new crèche offers families a convenient and accessible childcare option just minutes from home. Surrounded by thoughtfully designed green spaces and located close to a number of established residential communities in Athy, it is ideally placed to serve both new and neighbouring families alike.



Disclaimer : site map not to scale, for indicative purposes only.





# *The Details*

## High-quality construction.

The crèche has been constructed to a superbly high standard, ensuring a safe and comfortable environment for children and staff. The exterior features a brick finish to ground floor and a self-coloured render to first floor, with sand cement render providing durability and a clean, modern look.

The timber frame wall is packed with mineral insulation and clad, internally, with PIR insulation, enhancing energy efficiency, and maintaining a consistent indoor temperature. Concrete sills throughout and the double-glazed uPVC windows offer excellent insulation and soundproofing, creating a quiet and serene atmosphere inside.



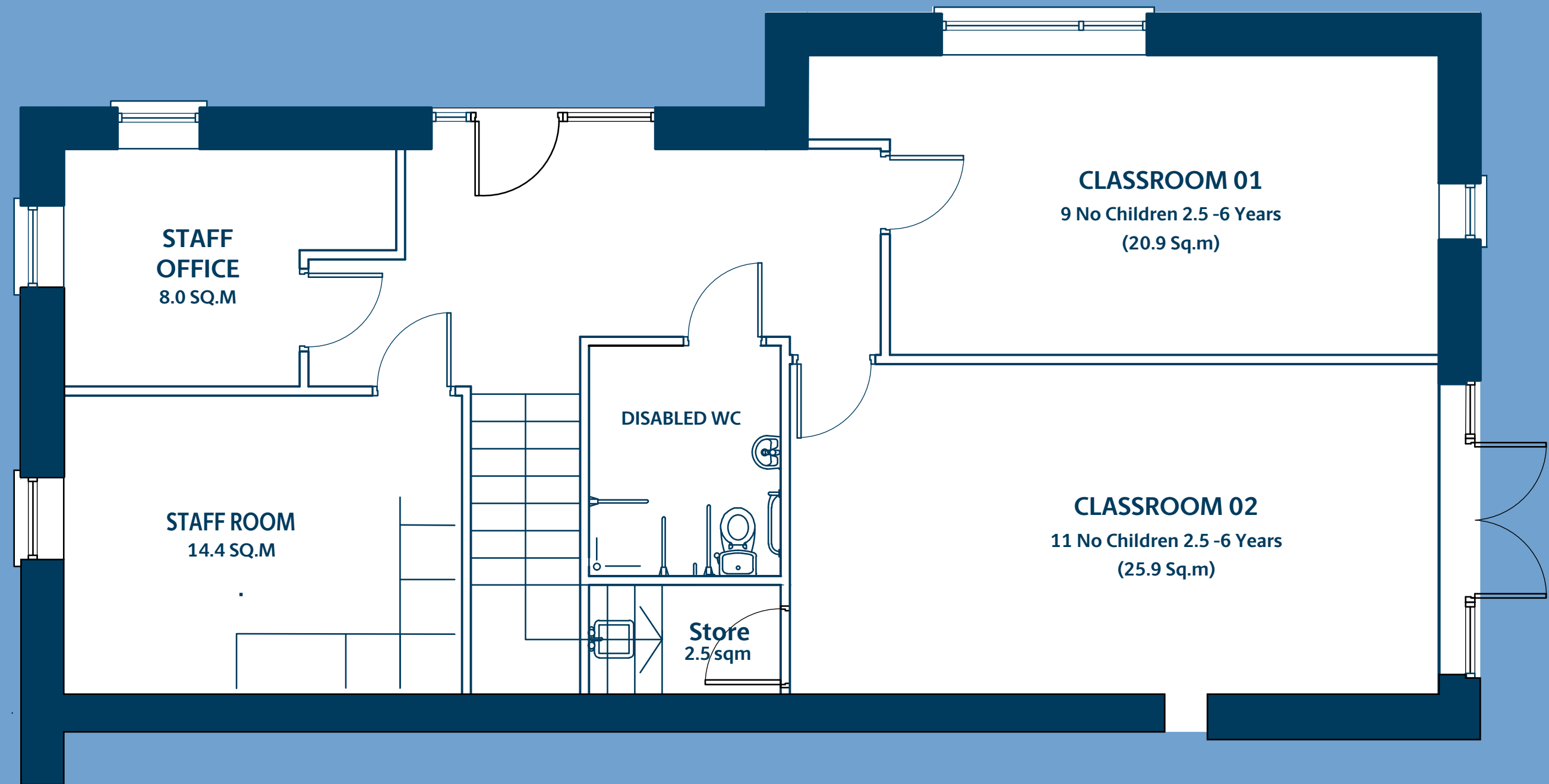
\*CGI is for illustrative purposes





# Floorplans

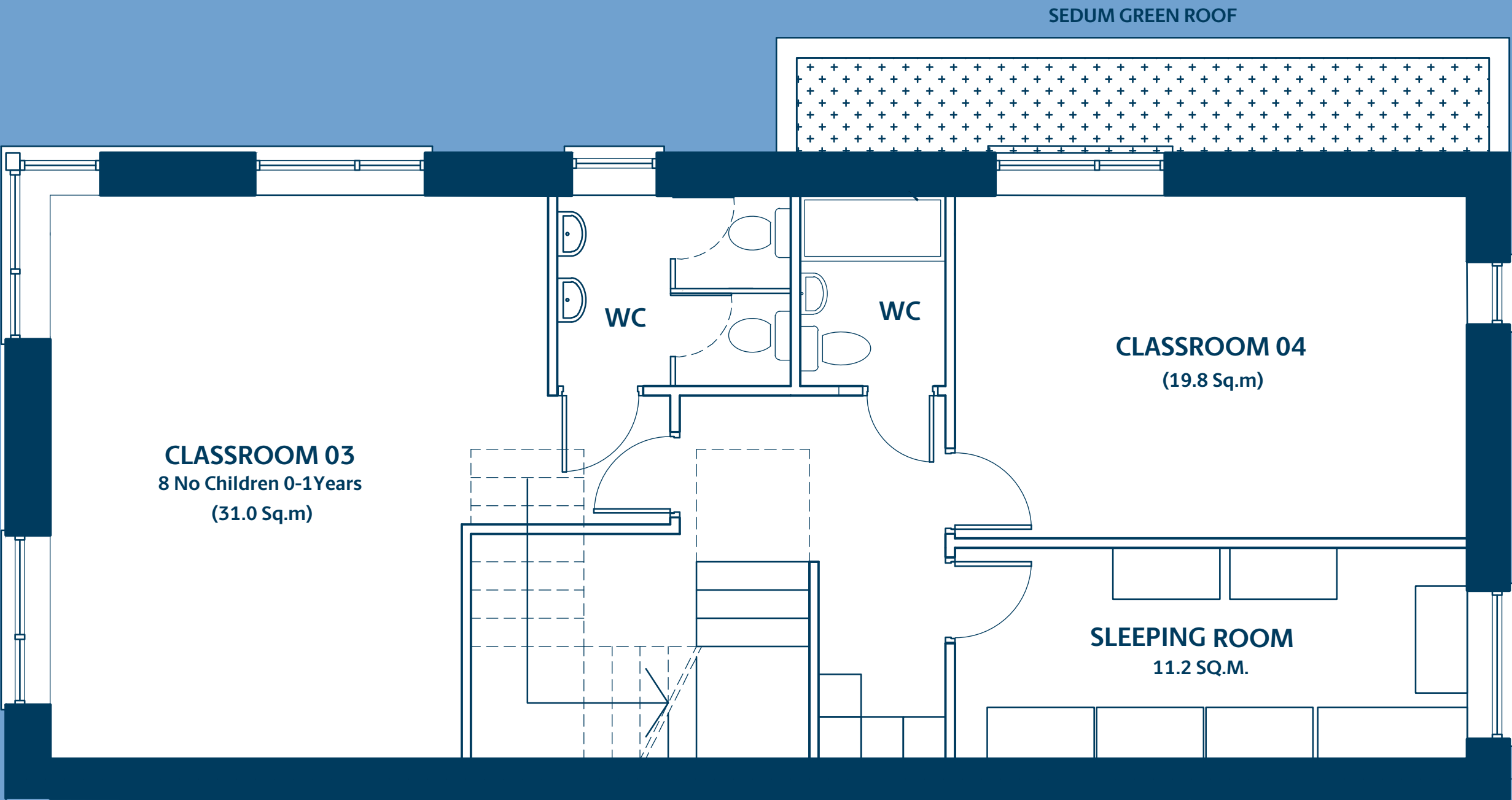
## Ground Floor





# Floorplans

## First Floor





# Cairn Delivering Communities



Archers Wood  
Crèche, Delgany,  
Co. Wicklow

This large two storey detached unit extends to approx. 6,631 sq ft and includes an extensive play area of 2,734 sq ft.



Elsmore Crèche,  
Naas, Co. Kildare

This ground floor crèche extends to approx. 6,562 sq ft and includes an extensive play area of 1,550 sq ft.



Harpur Lane  
Crèche, Leixlip,  
Co. Kildare

This ground floor crèche extends to approx. 3,165 sq ft and includes an extensive play area of 1,130 sq ft.



Oak Park Crèche,  
Naas, Co. Kildare

Laid out over two floors, this crèche consists of a detached unit extending to approx. 4,252 sq ft. and includes an extensive play area of 2,271 sq ft.



Parkside Crèche,  
Balgriffin,  
Co. Dublin

This ground floor crèche extends to approx. 5,673 sq ft.



Linden Demense  
Crèche, Maynooth,  
Co. Kildare

This ground floor crèche extends to approx. 3,390 sq ft. and enjoys an extensive play area of approx. 1,000 sq ft.



Bayly Crèche,  
Douglas, Co. Cork

The ground floor crèche extends to approx. 6,837 sq ft.





# All Things Considered

Since 2015, Cairn has been building a future for good for everyone.

As one of Ireland's leading developers the Cairn name has become synonymous with quality and excellence. Our vision is to lead the future of sustainable development in Ireland by valuing people, building responsibly and creating vibrant places where communities can thrive.

Cairn homes and commercial buildings are built to exceed expectations. They are A-rated, energy-efficient and set in prime locations, with world-class design, planning and innovation central to every development.

We've developed thousands of square feet of commercial and retail space with that design integrity and construction expertise. From retail and commercial spaces through to creches and childcare facilities we've designed and built some great spaces to do business from. To date we have built over 8,000 homes, with over 20,000 people living in a Cairn home.

All Cairn developments feature world-class design, our unique aftercare services, exceptional planning and landscape architecture. In each community we build every element is considered, caring and thoroughly Cairn.

**CAIRN**

Built For Good





# Further Information

## Morgan Graham

13 South Main Street, Naas, Co. Kildare

Ph: 045 832020

Email: [morgang@coonan.com](mailto:morgang@coonan.com)



PSRA No: 003764

---

### Disclaimer

Cairn Homes PLC give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation access and any other details such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate and may vary.

Whilst care has been taken in the preparation of this brochure, intending purchasers or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Cairn Homes PLC or any of their respective employees or representatives do not have any authority to make or give any representation or warranty (express or implied) in relation to the property and Cairn Homes PLC or any of their respective employees or representatives shall not be liable for any loss suffered by an intending purchaser or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction.