

Prime Ready-To-Go Development site
with Full Planning Permission for 56 New Homes



BURGAGE CASTLE

Blessington, Co. Wicklow

c. 1.867 Ha/ 4.61 Acres

DOUGLAS NEWMAN GOOD
DNG

www.burgagecastle.ie



BURGAGE CASTLE

Excellent opportunity to purchase a prime ready-to-go site in a superb location in Blessington, Co. Wicklow, where demand will be very strong for the completed units. When complete, the site will accommodate 54 houses, a mix of 2, 3 and 4 bedroom styles and in addition, there are 2 no. 2 bedroom own door apartments.

All unit types are of excellent design by Kruger Lyons Architects, who have produced a best in class development with excellent layouts and facades, which are aesthetically pleasing.



not to scale, for identification purposes only

DESCRIPTION



Planning permission was granted under Wicklow CC Planning Ref: 19/639 and ABP-306198-19 for an attractive development with the following unit mix:

| Description | No. of Unit | Size Sq Ft | Size Sq M |
|--------------------------------------|-------------|------------|-----------|
| 4 bed detached A type | 2 | 1483 | 138 |
| 4 bed semi detached A1 type | 4 | 1483 | 138 |
| 3 bed semi detached larger B type | 13 | 1289 | 120 |
| 3 bed semi detached smaller C type | 17 | 1155 | 107 |
| 3 bed end terrace C1 type e/t | 7 | 1155 | 107 |
| 3 bed mid terrace C1 type m/t | 4 | 1155 | 107 |
| 3 bed end of terrace C2 type e/t ext | 4 | 1284 | 119 |
| 2 bed cottage detached D type | 3 | 946 | 88 |
| 2 bed own door apts | 2 | 840 | 78 |
| Total | 56 | | |

Planning permission was granted for 56 No. traditional 2, 3 and 4 bedroom homes, a mix of 54 no. detached, semi-detached, terraced and end of terrace houses and two no. own door apartments. There is also a range of unit sizes which will cater to a wide catchment of buyers, which we expect will be first time buyers in the main for the 3 bedroom house types. The 2 bedroom cottage style units, located to the front of the development, along with the large 4 bedroom detached and semi-detached houses will also be in high demand with those buyers trading up or down from other homes.

| HOUSE TYPES | | |
|---|-----------------------------------|----|
| A | 4 Bed Detached House | 02 |
| A1 | 4 Bed Semi Detached House | 04 |
| B | 3 Bed Semi Detached House (Large) | 13 |
| C | 3 Bed Semi Detached House (Small) | 17 |
| C1 | 3 Bed Terrace | 11 |
| C2 | 3 Bed Terrace End Unit | 04 |
| D | 2 Bed Cottage | 03 |
| E | 2 Bed Apartments | 02 |
| SITE AREA, OPEN SPACE & PARKING | | |
| Site Area: 1.827 Ha 4.21 Acres Public Open Space: 0.05 Ha 0.12 Acres (indicated with grey cross hatch) Parking: 57/58 | | |



DESCRIPTION



The lands are accessed from Burgage More off the N81 and the site is regular in shape. The boundaries are clearly defined and there is a number of mature trees to the centre of the site which will be located in an area designated for open green space. There is an ample amount of open green space throughout the site layout, which will create a superior development, when completed.



LOCATION



Located minutes' walk from the lake shore, the greenway and the town centre, the Burgage Castle development site offers an excellent development opportunity in an beautiful location surrounded by numerous local amenities.



Naas 13 Km



Ballymore Eustace 8km



Punchestown 11km



Junction 11 on M50 22km



BALTYBOYS BRIDGE

BLESSINGTON GREENWAY TRAIL

THE AVON



BURGAGE MANOR

BURGAGE MORE



Naas 13 Km



Ballymore Eustace 8km



Punchestown 11km



Junction 11 on M50 22km



Blessington is a rapidly expanding town with a growing population. It is also located within an easy commute of the Greater Dublin area via the N81 (c. 25km to Junction 11 on the M50) or Naas, via the R410 (c. 13km). The area is serviced by both Dublin Bus (No.65) and Bus Eireann (Route No. 132).

The town benefits from an array of both primary and post primary schools. There are supermarkets, local businesses on the thriving main street including a hardware store, a butchers, pharmacies and convenience stores. Blessington also boasts a thriving café culture with specialist coffee shops and multiple restaurants and takeaways. There are also numerous sporting facilities in the locality.

The local area is home to such landmarks as the beautiful Blessington Lakes, the renowned Greenway Trail, The Avon Activity Centre, Russborough House & Gardens and Tulfarris Hotel & Golf Resort.



BURGAGE CASTLE

SERVICES

We are advised that all services are available to the site and further details can be obtained from the selling agent.

METHOD OF SALE

This site is offered for sale via Private Treaty.

ARCHITECTS

Kruger Lyons Architects

VENDOR'S LEGAL REPRESENTATIVE

Brendan O'Connor Solicitor,
Phillip Lee,
7-8 Wilton Terrace,
Dublin 2.

ASKING PRICE €4,500,000 EX VAT

VIEWING

by appointment only with sole selling agents.

AGENT

DNG New Homes

Gemma Lanigan

T: 01 4912610
E: gemmalanigan@dng.ie

Keith Lowe

T: 01 4912600
E: keithlowe@dng.ie



BOULEVARD NEWMAN GROUP
DNG

NEW HOMES

T: 01 4912600

PSL No. 004017