



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE BY PRIVATE TREATY**  
**RESIDENTIAL DEVELOPMENT**  
**SITE C. 5 ACRES/ 2 HA.,**  
**KILBRIDE ROAD,**



**BLESSINGTON,**  
**CO. WICKLOW.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(01) 490 3201**



## **LOCATION:**

Situated fronting the Kilbride/ Lake Drive Road to the rear of Blessington Main Street in this picturesque town of Blessington c. 25 km south-west of Dublin, and is situated on the N81 road which connects Dublin to Tullow. With a population of around 5,000 and Blessington is a major commuter suburb, with many people residing there and working in Dublin City. Blessington offers a range of services for all family needs with excellent modern education facilities. The town also benefits from a fantastic public transport network for those commuting to Dublin City.

**Naas:** c. 7 miles/ 12 km. **M50 Motorway:** c. 12 Miles/ 20 km. **Dublin City Centre:** c. 27 miles/ 27 km. **Dublin International Airport:** c. 25 miles/ 41 km.



## **DESCRIPTION:**

The property comprises of a large site c. 5 Acres/ 2.02 Hectares, zoned for residential development on the Wicklow County council Development plan, incorporating a detached two-storey Period House. "The Old Rectory" is built in the 1870s The Old Rectory is a superbly laid out property with excellent family living. The accommodation inside is well proportioned and with some modernisation could present a magnificent opportunity for a family home. The house extends to 2,852 Square Feet/ 265 Square Metres and is in good condition throughout, with oil fired central heating, and comprising of a Hall, Reception area, Drawing Room, Dining room, Living room, Kitchen, Utility, Bathroom and Five Bedrooms Master En-Suite Alongside a range of outhouses and large gardens, offering tremendous potential for development, subject to receiving planning consent. The site is broadly rectangular in shape and benefits from good road frontage to the Kilbride Road all with exceptional lake views over the Blessington Lakes.

## **ZONING / DEVELOPMENT POTENTIAL:**

The majority of the lands are currently zoned 'Existing Residential' on the Wicklow County Council Blessington Local area plan.

## **SERVICES:**

- Mains Water
- Drainage to Septic Tank (Mains Sewerage adjacent)
- Telephone and internet facilities
- Oil fired central heating

## **TENURE AND POSSESSION:**

- The property is offered for sale freehold with vacant possession being given at the closing of sale.





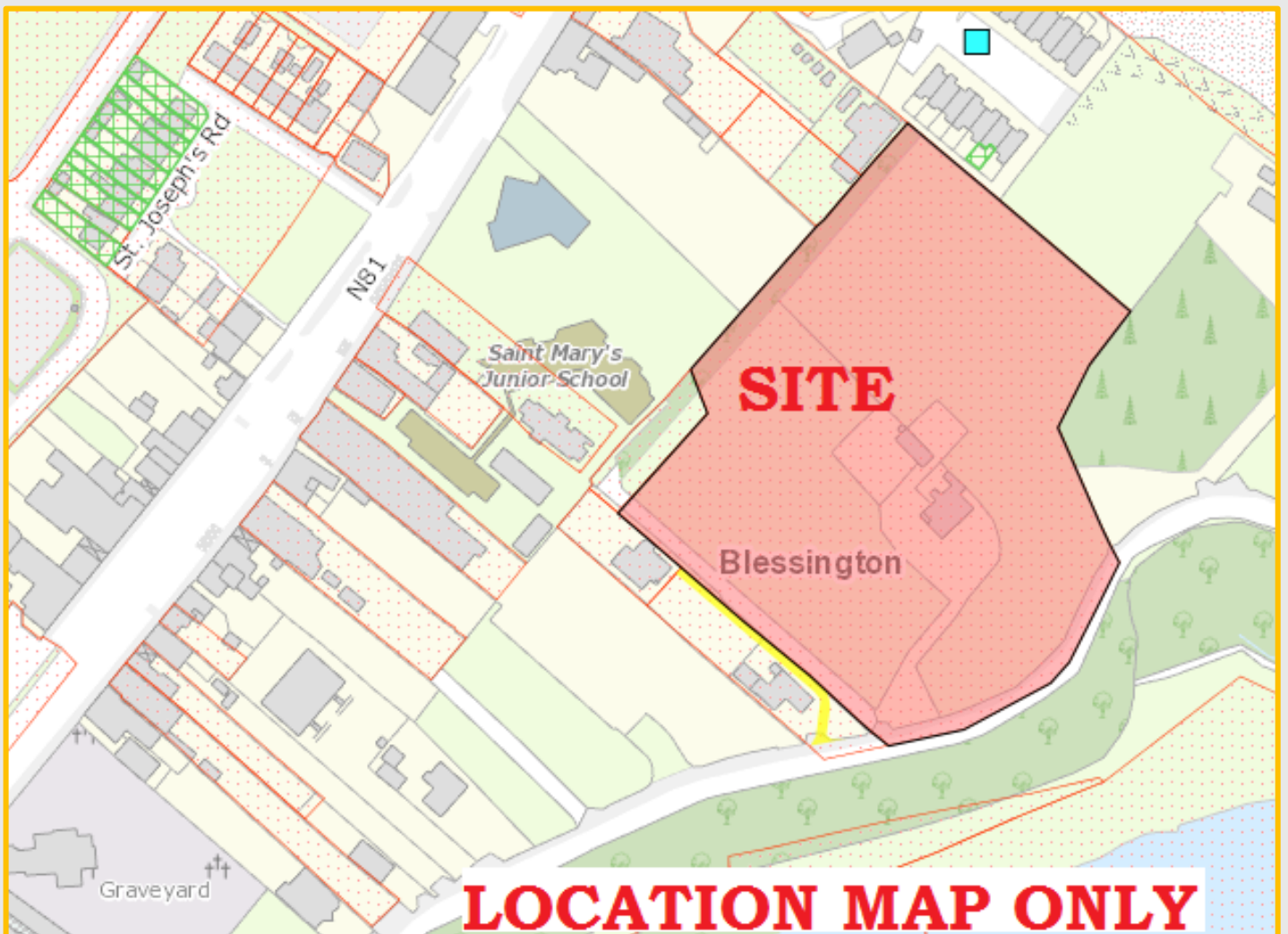
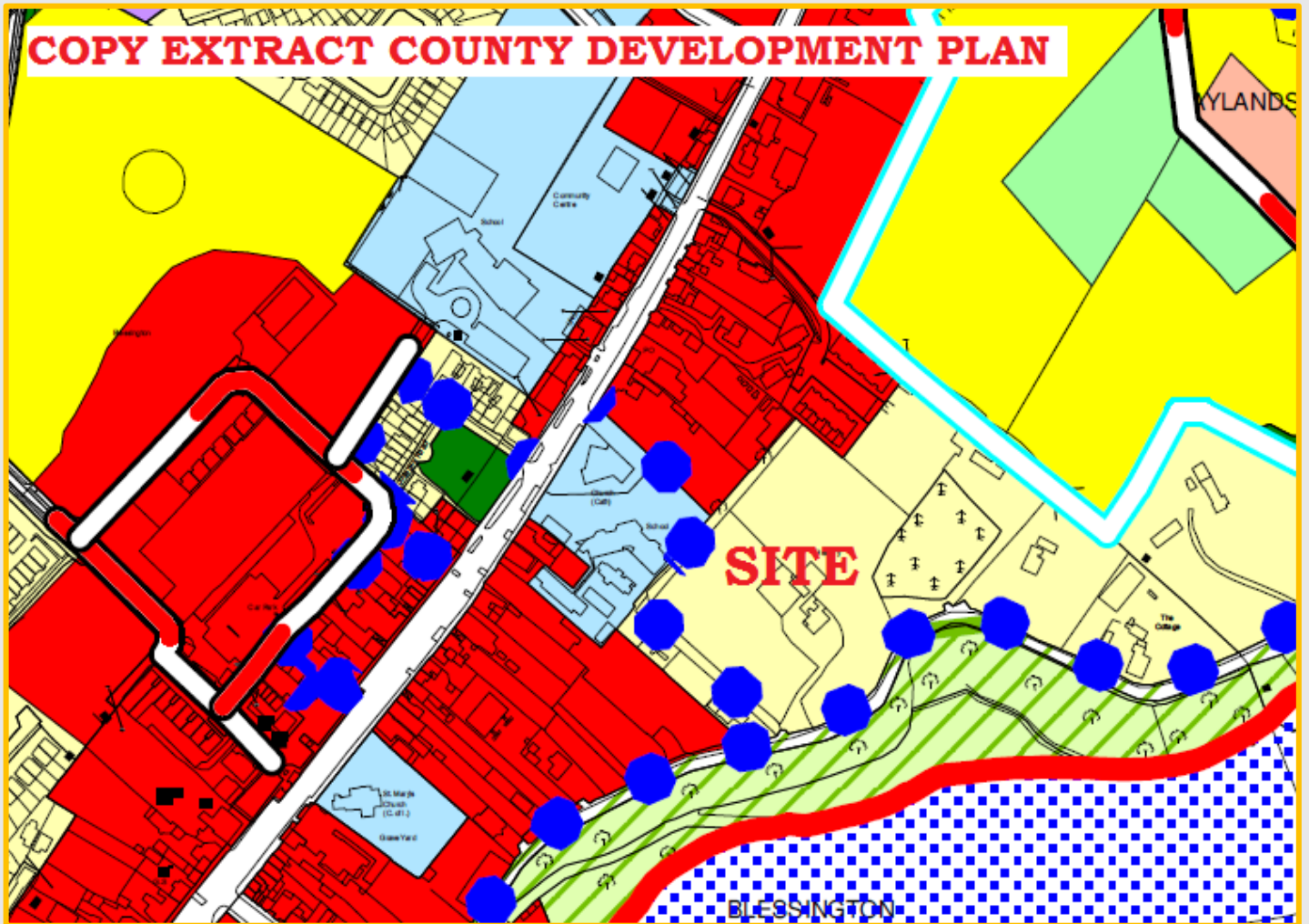




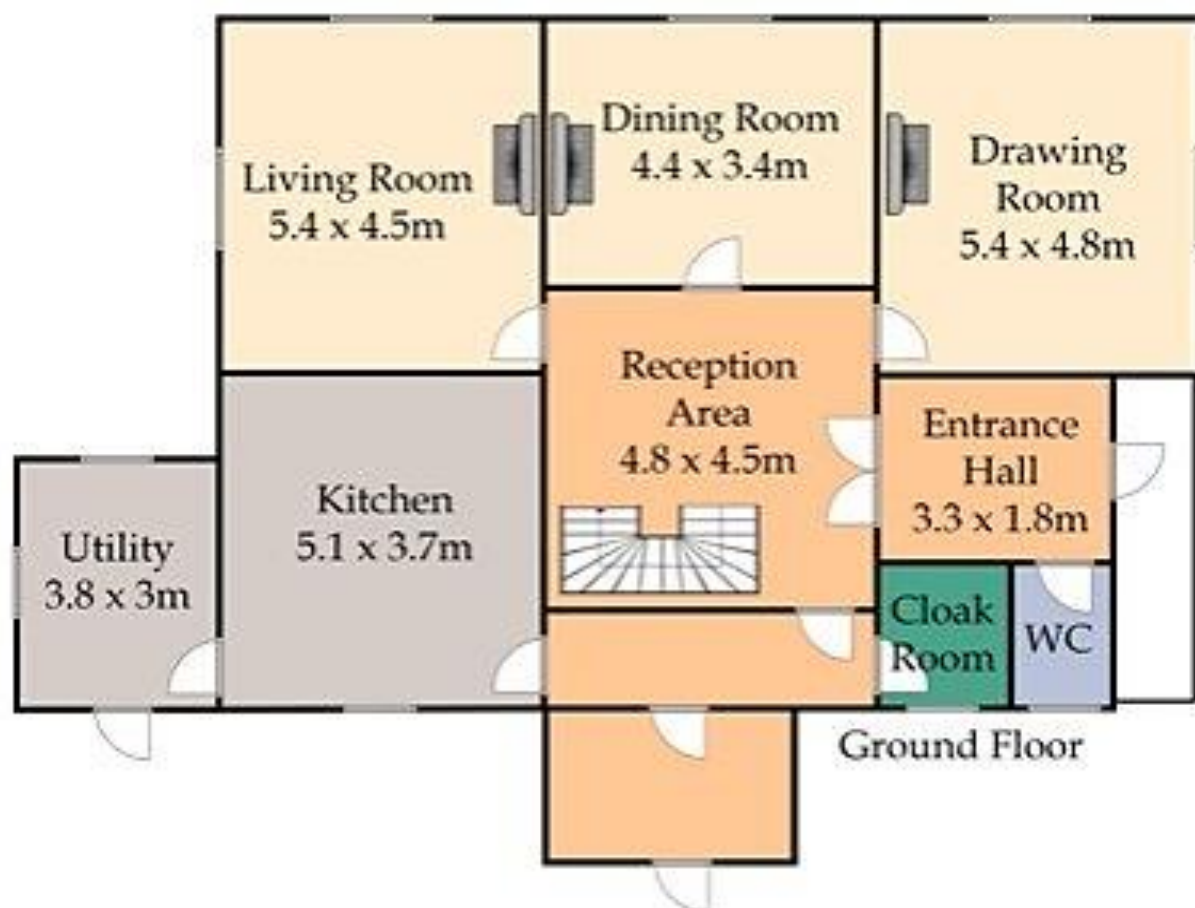




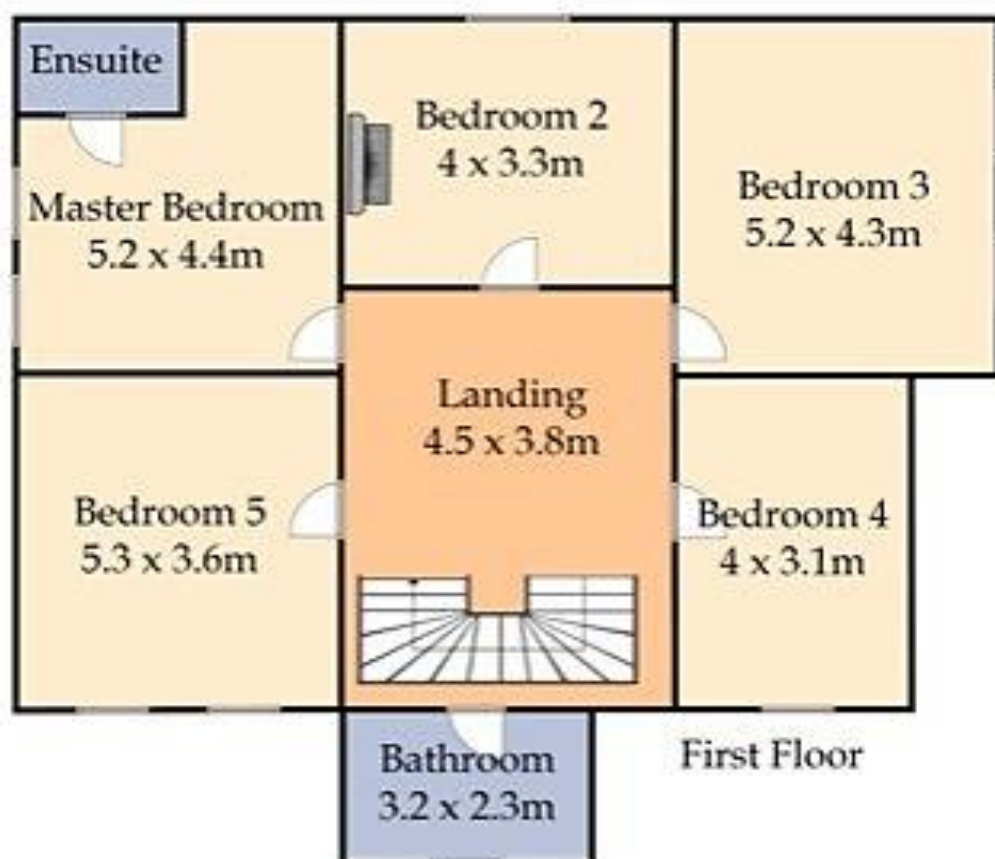
# COPY EXTRACT COUNTY DEVELOPMENT PLAN



# LOCATION MAP ONLY



The Rectory - Blessington  
265 Sq M. / 2852 Sq F.  
(approx)





**VIEWING:** By Appointment Only  
**BER:** BER Exempt  
**PRICE REGION:** €1,500,000



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