



Blessington Town

Blessington Lakes

Greenway

N81

Site (F.P.P 21 Units)

Location Map Only

EXCELLENT DEVELOPMENT OPPORTUNITY

**SITE WITH FULL PLANNING PERMISSION
FOR 21 RESIDENTIAL UNITS**

BURGAGE MORE | BLESSINGTON | CO. WICKLOW

FOR SALE BY PRIVATE TREATY

LOCATION

Located within the prestigious and highly sought-after Burgage Manor Housing Development on the south side of Blessington Town, this prime site offers convenience and tranquility. It is just a short walk from the scenic Blessington Lakes and the popular Greenway.

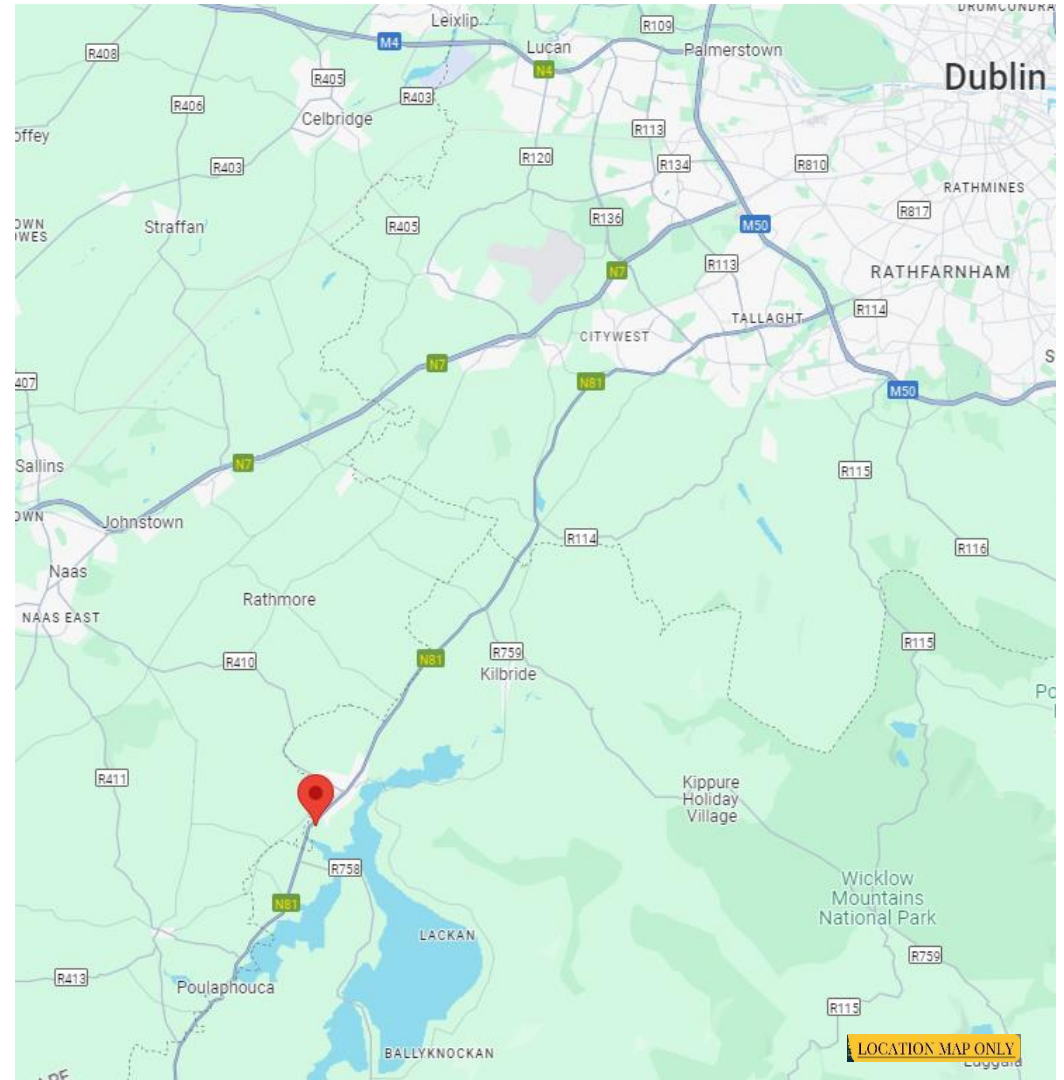
The area boasts excellent transport links, including regular Dublin Bus services (65 route) connecting Blessington to Dublin City Centre.

The surrounding landscape is a haven for outdoor enthusiasts, with a wide range of water sports and recreational activities available at Blessington Lakes.

The nearby towns of Naas, Punchestown, and The Curragh are renowned for horse racing. The area also features stunning lakeside golf courses and opportunities for hillwalking in the picturesque Wicklow Mountains.

Local amenities include the scenic Blessington Greenway, leading to the magnificent Russborough House and Gardens, and The Avon, offering outdoor adventure and trails. Sports facilities such as rugby, GAA, soccer, and cycling clubs are all within close proximity, making this an ideal location for families and active individuals.

For those working from home, the availability of high-speed broadband adds further appeal to this exceptional development opportunity.



DESCRIPTION

This exceptional site comes with Full Planning Permission for 21 homes in this much sought after development of Burgage Manor. Planning permission was granted by Wicklow County Council and An Board Pleanála (References WCC- 22574 & ABP- 315792-23) on the 1st of May 2024, for the development of a total of 21 residential units. The development will consist of: - Demolition of existing boundary wall. - 1 No. 5 bedroom detached dwelling. - 12 No. 4 bedroom semi-detached dwellings. - 4 No. 2 bedroom ground floor apartments. - 4 No. 3 bedroom duplex apartments over ground floor apartments, refuse and bicycle storage areas, all together with associated works including new footpath arrangements, external steps, drainage connections, landscaping, car and cycle parking, private and public open space areas. The overall site extends to c. 1.7 acres / 0.69 hectares with frontage to the Estate Roads of Burgage Manor and the N81 in a good selling location with proven demand for quality housing in the region.



Location Map Only

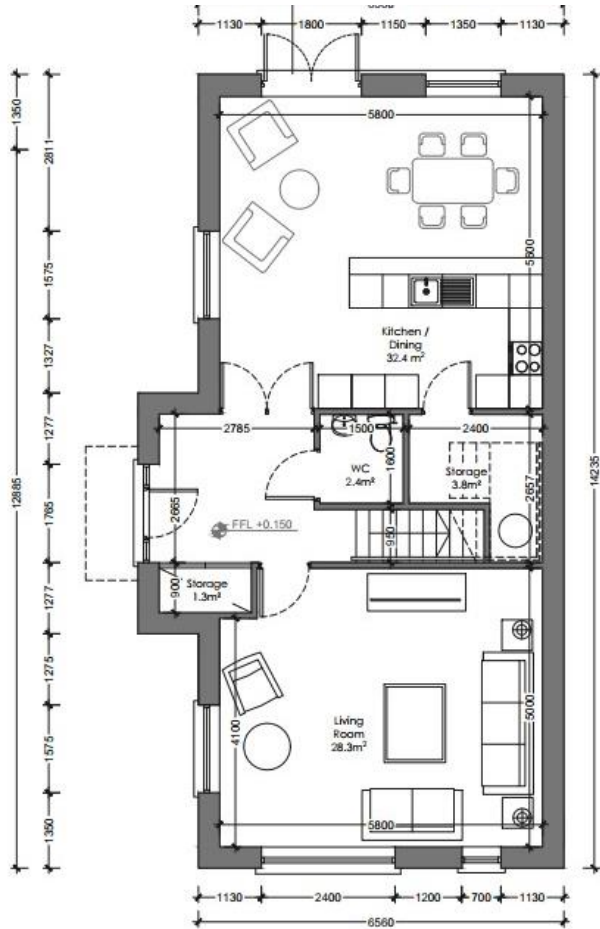
PROPOSED SITE PLAN



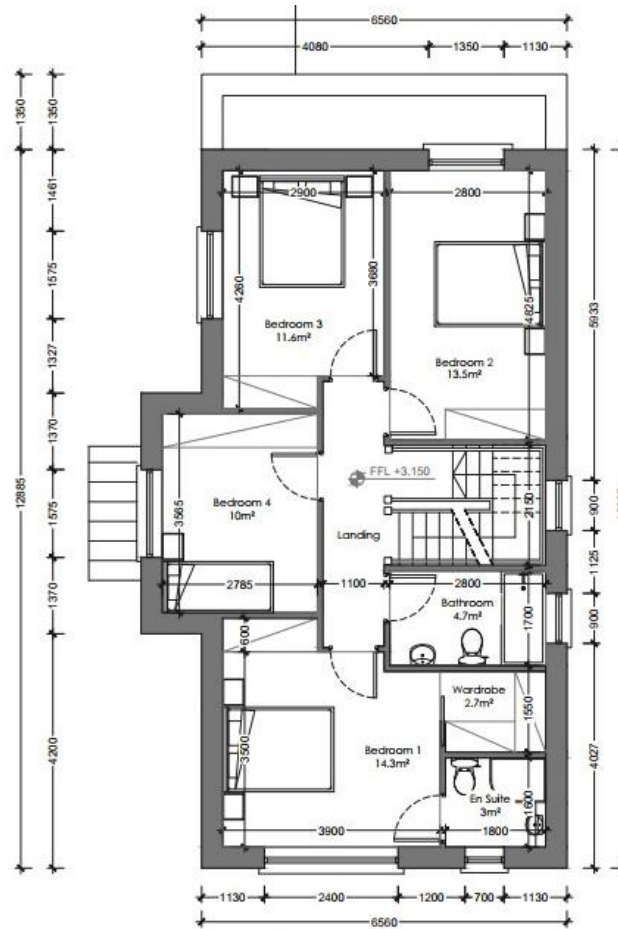
*NOT TO SCALE

HOUSE TYPE A- 5 BED DETACHED

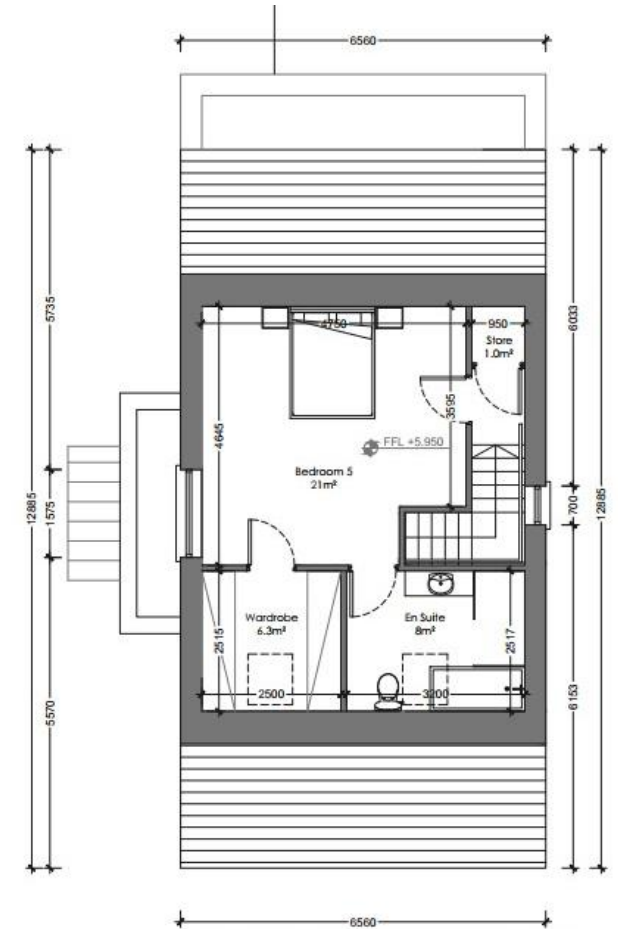
PLANS



GROUND FLOOR PLAN | 82 sq.mt
*NOT TO SCALE



FIRST FLOOR PLAN | 69.5 sq.mt
*NOT TO SCALE



ATTIC FLOOR PLAN | 39 sq.mt
*NOT TO SCALE

HOUSE TYPE A- 5 BED DETACHED

ELEVATIONS

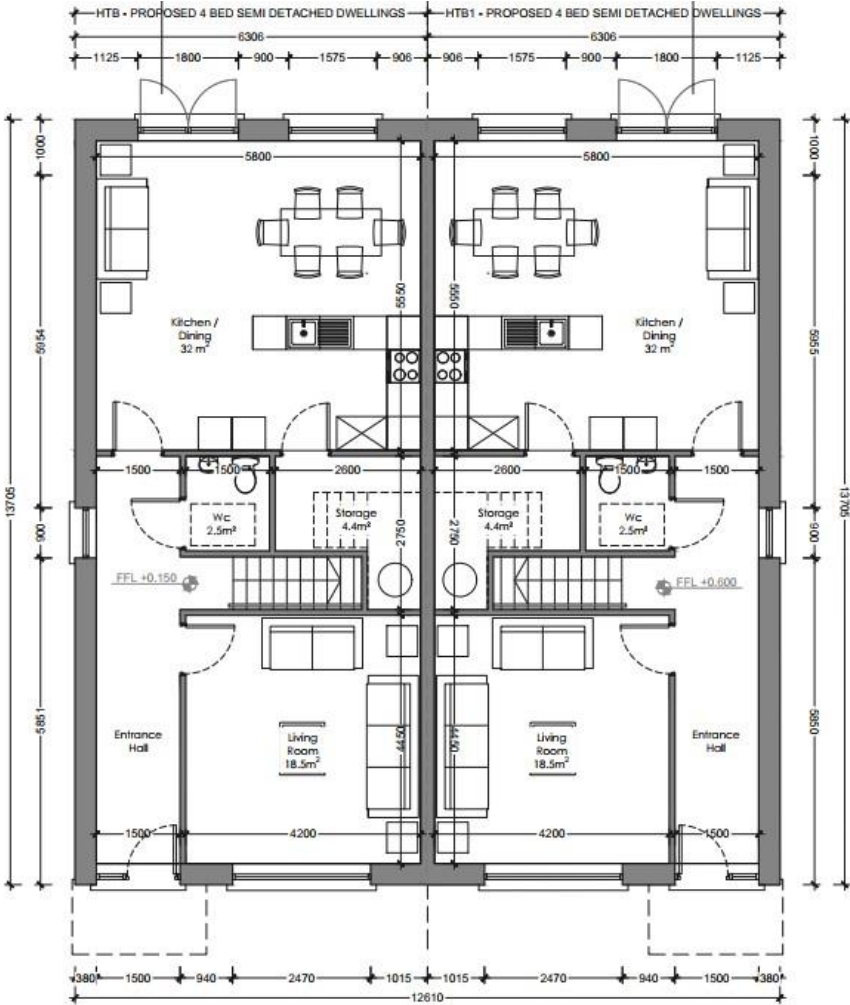


PROPOSED FRONT ELEVATION
*NOT TO SCALE

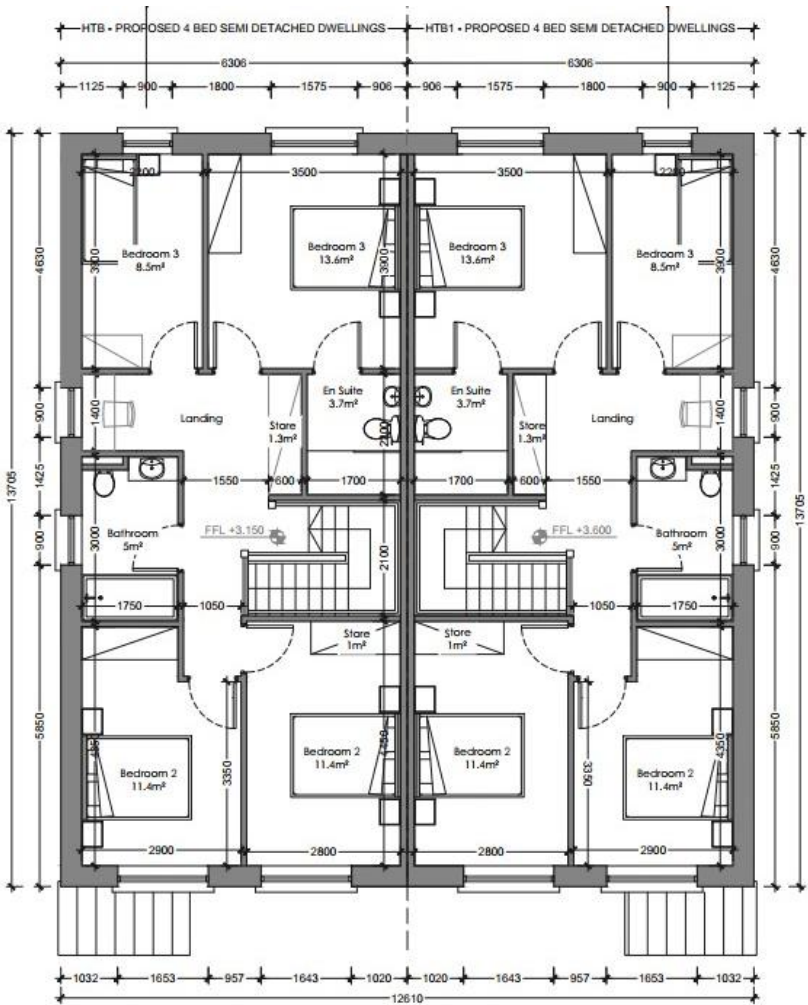


PROPOSED SIDE ELEVATION
*NOT TO SCALE

HOUSE TYPE B & B1- 4 BED SEMI DETACHED PLANS



GROUND FLOOR PLAN | 75 sq.mt
*NOT TO SCALE



FIRST FLOOR PLAN | 70 sq.mt
*NOT TO SCALE

HOUSE TYPE B1 & C- 4 BED SEMI DETACHED ELEVATIONS

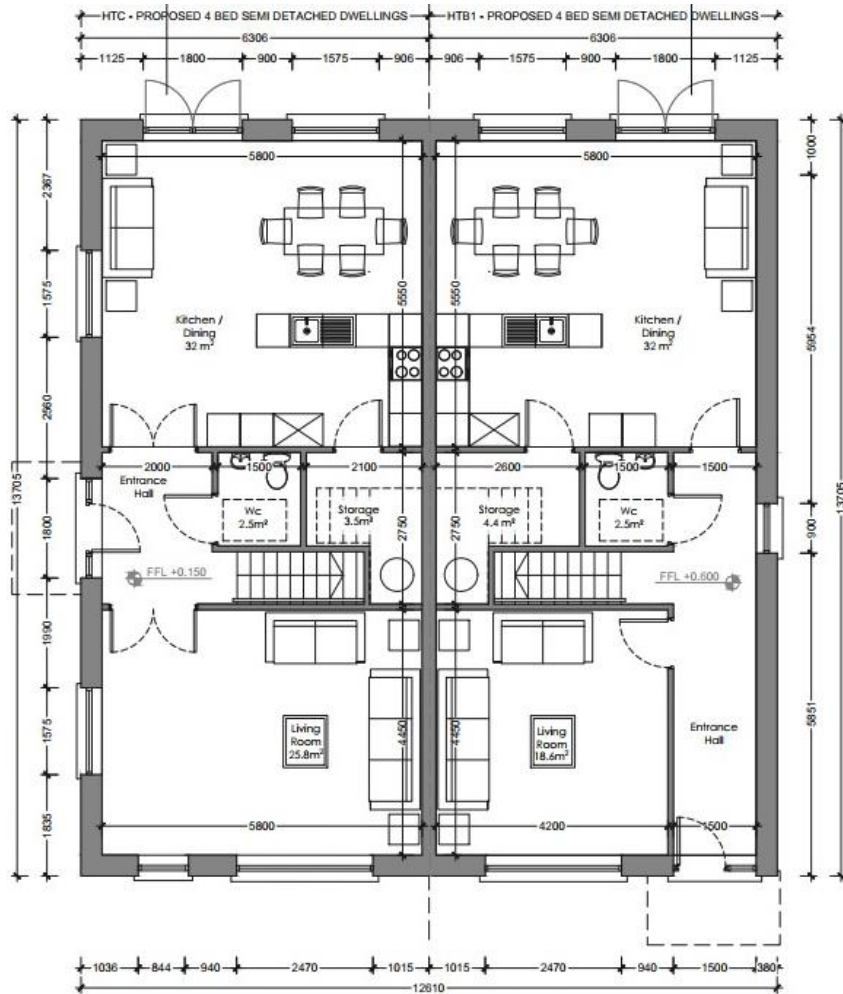


PROPOSED FRONT ELEVATION
***NOT TO SCALE**

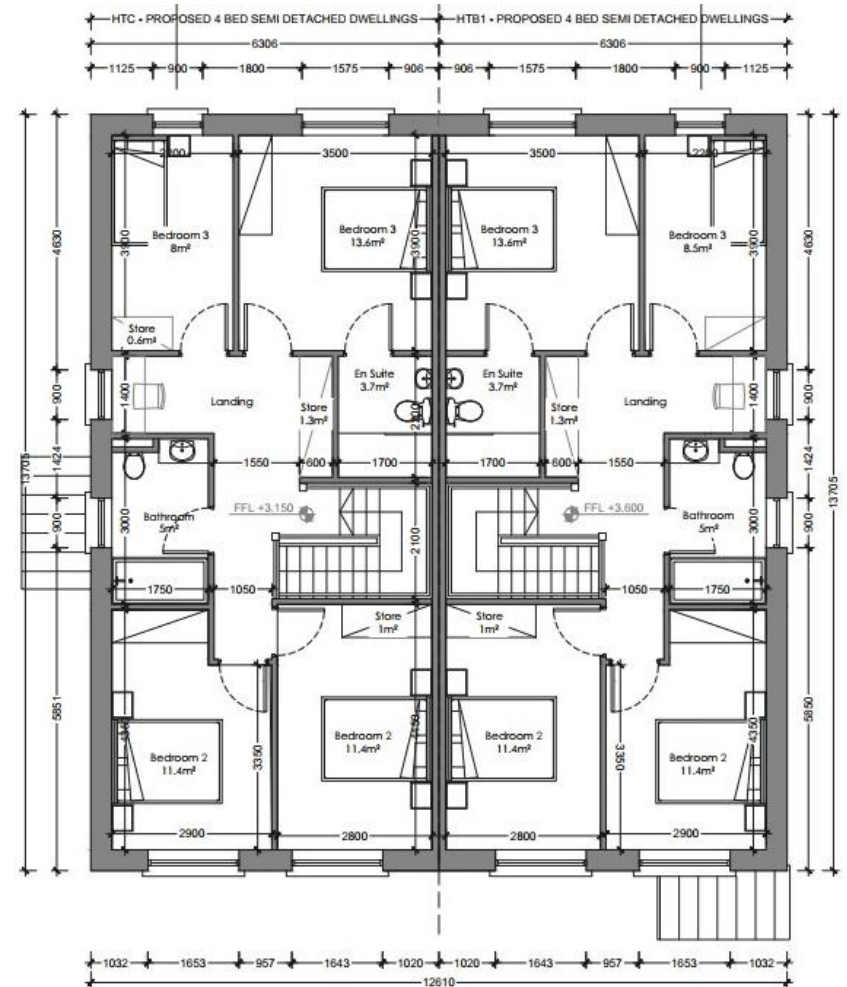


PROPOSED SIDE ELEVATION
***NOT TO SCALE**

HOUSE TYPE B1 & C- 4 BED SEMI DETACHED PLANS



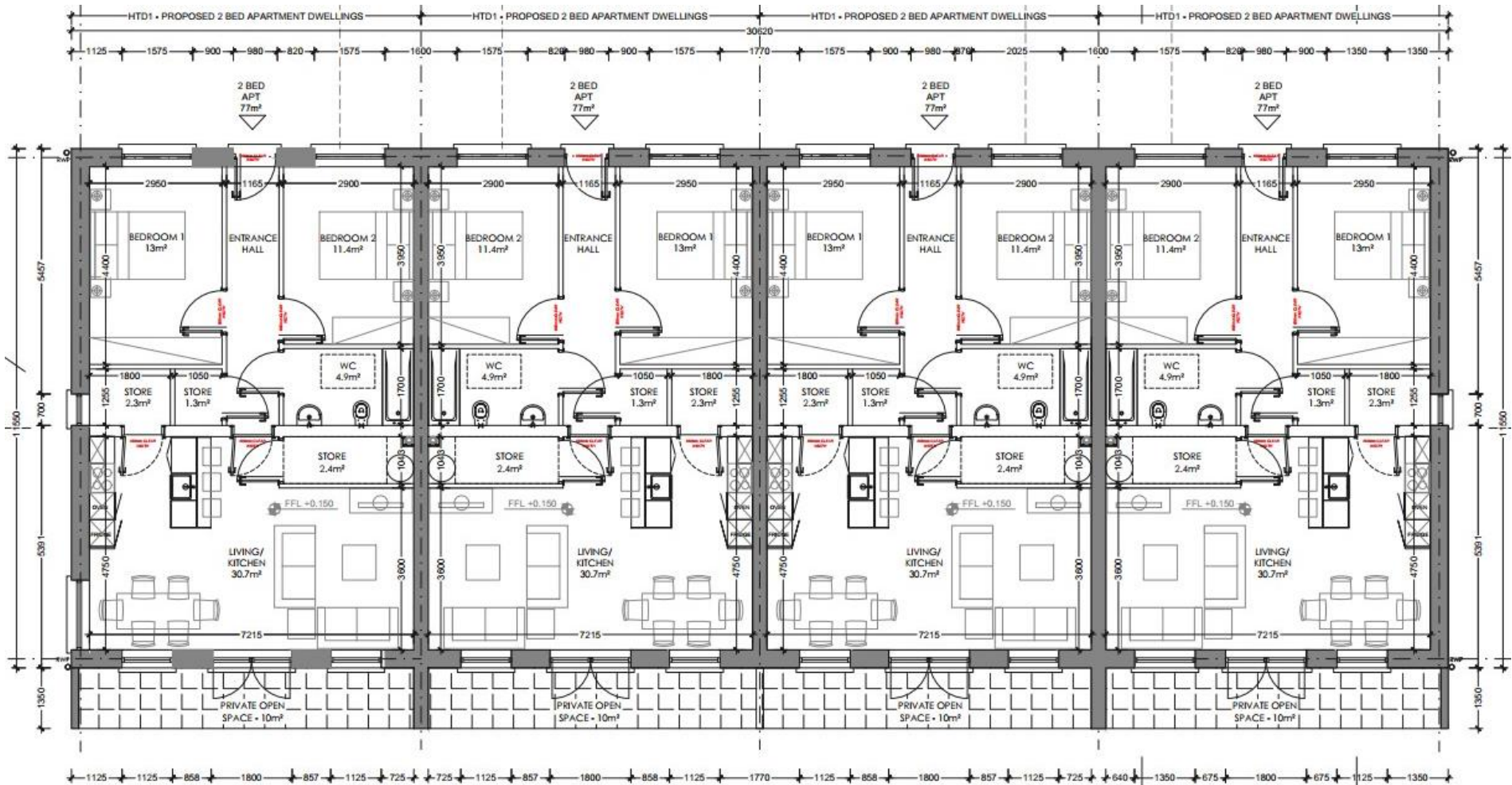
GROUND FLOOR PLAN | 75 sq.mt
***NOT TO SCALE**



FIRST FLOOR PLAN | 70 sq.mt
***NOT TO SCALE**

DUPLEX- 2 BEDROOM APARTMENTS

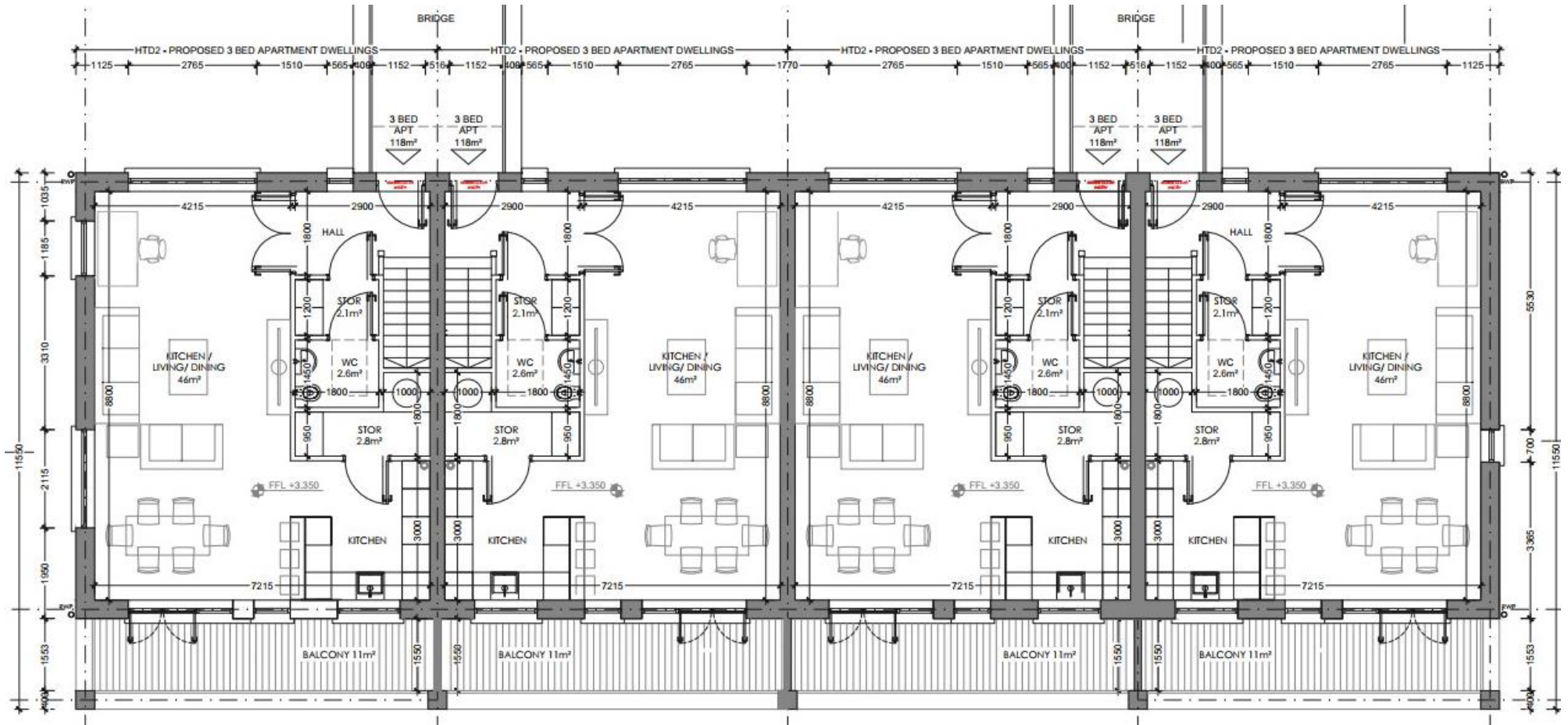
LOWER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN | 77 sq.mt
 *NOT TO SCALE

DUPLEX- 3 BEDROOM APARTMENTS

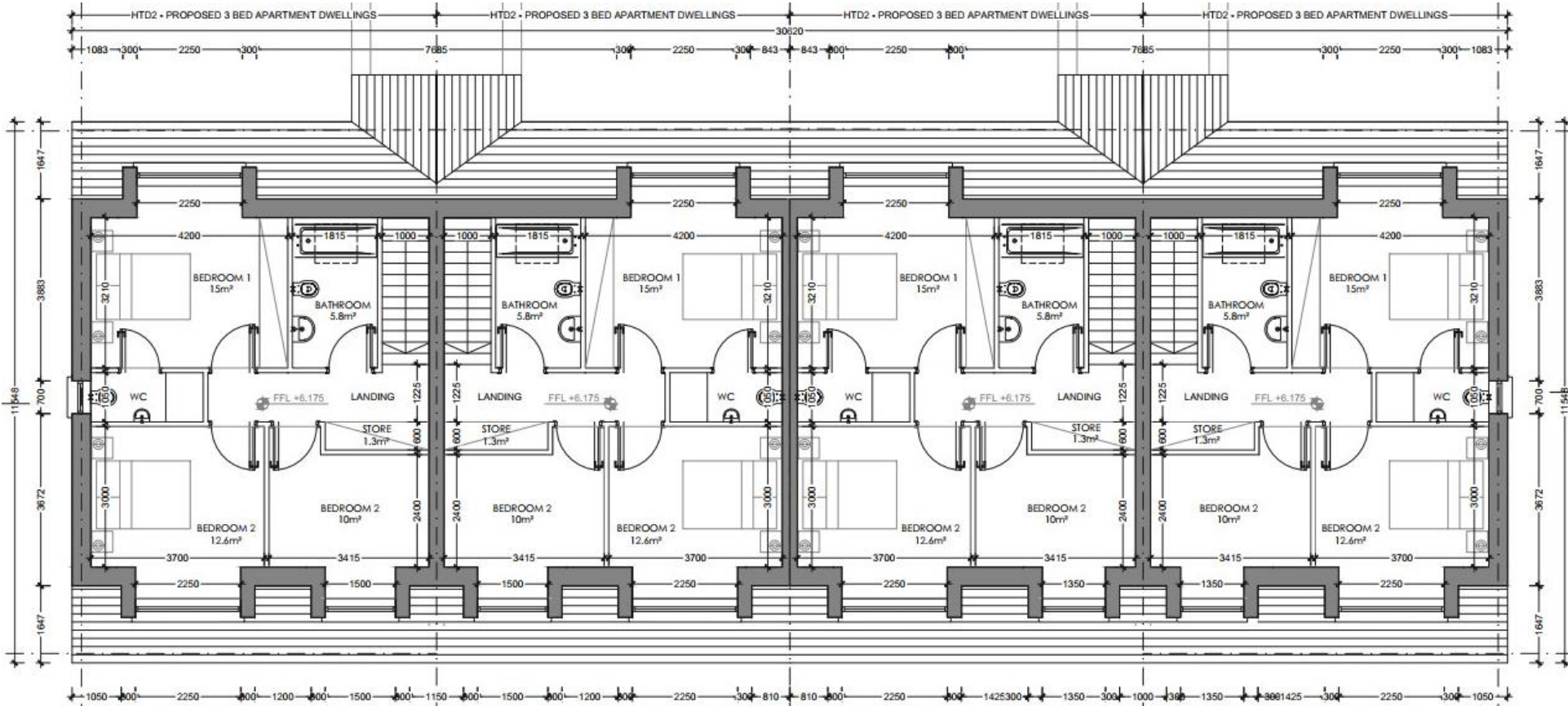
UPPER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN | 63 sq.mt
*NOT TO SCALE

DUPLEX- 3 BEDROOM APARTMENTS

FIRST FLOOR PLAN



UPPER FIRST FLOOR PLAN | 54 sq.mt
 *NOT TO SCALE

DUPLEX BLOCK

FRONT & REAR ELEVATIONS



PROPOSED FRONT ELEVATION
*NOT TO SCALE



PROPOSED REAR ELEVATION
*NOT TO SCALE

DUPLEX BLOCK
FRONT ELEVATION CGI



STREETSCAPE



PROPOSED CONTIGUOUS ELEVATION
*NOT TO SCALE



PROPOSED CONTIGUOUS ELEVATION
*NOT TO SCALE

PROPOSED ACCOMMODATION:

- 1 no. Type A - Detached 5 Bedroom House c. 190 Sq. Mt.
- 10 no. Type B - Four Bedroom Semi- Detached Homes c. 145 Sq. Mt.
- 2 no. Type C- Four Bedroom Semi- Detached Homes c. 145 Sq. Mt.
- 4 no. Type D1- Two Bedroom Apartments c. 77 Sq. Mt.
- 4 no. Type DE- Three Bedroom Duplex

No	Type	Beds	Bath	Size M2	Garden M2
1	A - Detached	5	4	190	159
2	B -Semi-D	4	3	145	73
3	B- Semi-D	4	3	145	73
4	B -Semi-D	4	3	145	74
5	B -Semi-D	4	3	145	74
6	B -Semi-D	4	3	145	75
7	C-Semi-D	4	3	145	77
8	C- Semi-D	4	3	145	84
9	B -Semi-D	4	3	145	83
10	B - Semi-D	4	3	145	83
11	B -Semi-D	4	3	145	74
12	B -Semi-D	4	3	145	75
13	B -Semi-D	4	3	145	116
14	D1- GF - APT	2	1	77	10
15	D1- GF - APT	2	1	77	10
16	D1- GF - APT	2	1	77	10
17	D1- GF - APT	2	1	77	10
18	DE -DP-APT	3	3	117	11
19	DE -DP-APT	3	3	117	11
20	DE -DP-APT	3	3	117	11
21	DE -DP-APT	3	3	117	11
21		73	56	2706	1204



PROPOSED KEY PLAN
*NOT TO SCALE

PROPOSED SITE PLAN



*NOT TO SCALE

VIEWING:

By Appointment Only

PRICE REGION:

€1,390,000

BER: **EXEMPT**

SELLING AGENT:

J. P. & M. Doyle Ltd.
105 Terenure Road East,
Dublin 6,
D06 XD29.

CONTACT US

Telephone: 01 490 3201
Email: enquiries@jpmdoyle.ie



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