



Lands at Ballymany Road

Newbridge, Co. Kildare.

Superb Residential Development Opportunity

For Sale By Private Treaty





Site extending to approx.
14.75 hectares (36.4 acres)

Full planning permission for 280
residential units (180 houses, 56
duplex units & 44 apartments,
a single storey crèche and
103 bed nursing home facility)
granted April 2018

Excellent residential location
on the south western edge of
Newbridge Town

Zoned entirely C2
'New Residential'

Potential to accommodate
approx. 400 homes (SPP)

*The town has an
established road
network with access to
the M7 Dublin–Limerick
Road approx. 700m
from the property.*

Location

Newbridge is a very popular
commuter town located approx.
50km south west of Dublin City
Centre and 12km south west of
Naas. It benefits from a direct
train service to Dublin (Heuston &
Pearse stations) from Newbridge.
The town has an established
road network with access to the
M7 Dublin–Limerick motorway
approx. 700m from the property.

There are numerous local services and
amenities available in Newbridge, such
as Whitewater Shopping Centre, sports
facilities, and the Curragh Racecourse.
Nearby Naas town and Kildare Village provide
additional commercial facilities to the benefit
of the local area.

The site is located on the south west of the
town, adjacent to Brennan's Maxol service
station on the Ballymany Road. The area is
a desirable residential location, beside the
Keadeen Hotel. It is approximately 5 minutes
from the Main Street and has quick and easy
access to the M7.

Location Map





Description

The site extends to approximately 14.75 hectares (36.4 acres). It is relatively regular in shape and is bounded by The Elms housing estate, The Keadeen Hotel and agricultural land.

The land has frontage of approximately 161 metres to the main Ballymany Road and approximately 100 metres to the Standhouse Road.



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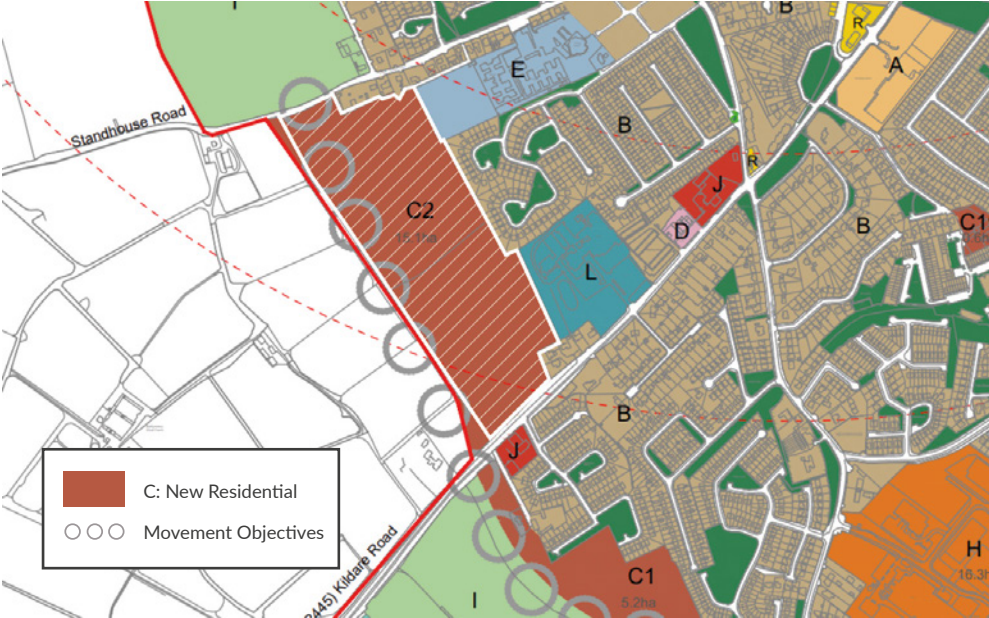
Zoning

The subject site falls under the Newbridge Local Area Plan 2013-2019 and is zoned entirely C2 'New Residential'.

This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and landscaping of open space.

Specific Objective C2 - A maximum density of 15 units per hectare will apply.

There is also a movement objective noted along the south western boundary of the land. We understand that this is to facilitate the development of a new link road and new junction on the Ballymany Road, in accordance with SRO 5 of the Local Area Plan.



Extract from Newbridge Local Area Plan 2013-2019



Planning Permission

The subject site benefits from a recent grant of planning permission by An Bord Pleanála (Ref PL09.249038) for the construction of no. 280 residential units (180 houses, 56 duplex units and 44 apartments), a single storey crèche facility extending to approx. 307 sq m (3,305 sq ft) and a 103 bedroom nursing home facility extending to approx. 6,219 sq m (66,941 sq ft) gross floor area.

The units granted are summarised in the table below:

Unit Type	No. of Units	Gross Floor Area (Sq Ft)
House—1 Bed	4	614
House—2 Bed	2	896
House—3 Bed	33	1,200-1,450
House—4 Bed	10	1,900
House—5 Bed	131	1,900-2,300
Apartment—1 Bed	16	540-685
Apartment—2 Bed	24	820-860
Apartment—3 Bed	4	1,000
Duplex—2 Bed	28	800
Duplex—3 Bed	28	1,150
Crèche	1	3,305
Nursing Home	1	66,941

A detailed schedule of units is available on the datasite www.ballymanyroad.com

The Opportunity

A feasibility study has been undertaken by Van Dijk Architects, showing potential for 400 residential units.

This comprises a mix of 3 and 4 Bed Semi Detached houses and 3 Bed Terraced houses.

This detailed feasibility study outlining the schedule of units and mix of house types is available on the Datasite. www.ballymanyroad.com



OVERALL SITE LAYOUT PLAN
SCALE 1:1000

Further Information

Method of Sale

The subject site is being offered for sale by Private Treaty.

Title

We understand that the site is held freehold.

Services

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

Viewings

Viewings strictly by appointment and to be arranged with the sole selling agent.

Datasite

www.ballymanyroad.com

Contact

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