



BLESSINGTON LAKES



N81

BLESSINGTON TOWN

N81

DEVELOPMENT
SITE C. 2.5 ACRES

NAAS ROAD

OLD BALLYMORE ROAD

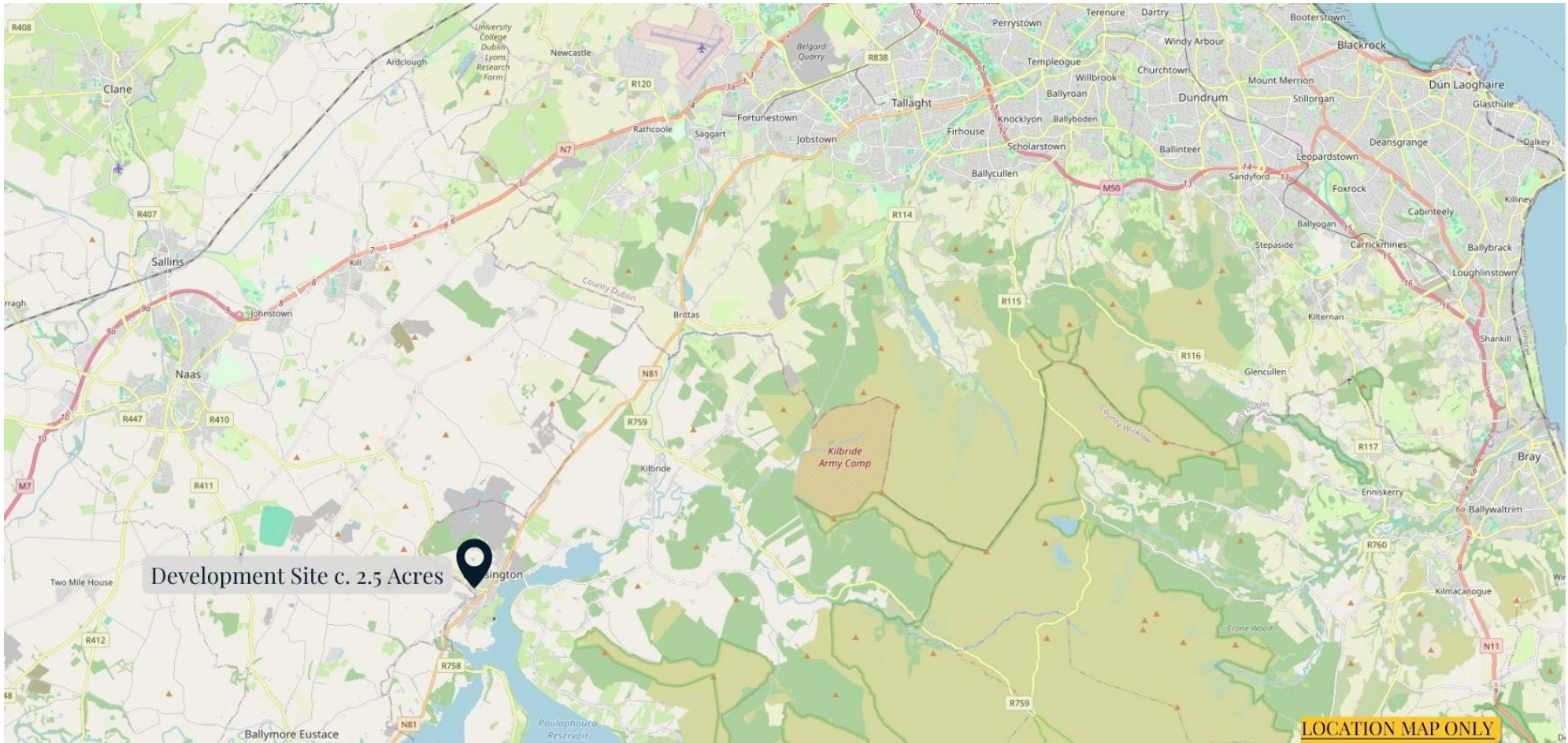
N81

LOCATION MAP ONLY

DEVELOPMENT SITE C. 2.5 ACRES
BLESSINGTON | CO WICKLOW

LOCATION

Situated on the Southern side of Blessington Town fronting Both the Baltinglass Road/ N81 and the Naas Road on a pivotal junction. The thriving commuter town of Blessington, on the Blessington Lakes, is situated on the N81 Kildare/ Wicklow border approx. 21 km southwest of the M50 motorway at Dublin and approx. 12km southeast of Naas. Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at City west. Adjoining town centre occupiers include Ulster Bank, AIB Bank, SuperValu, Dunnes Stores, Paddy Power and Aldi. The Main Street is very picturesque with an attractive village streetscape and older buildings to include the landmark St Mary's Church in the middle of the town which dates from 1683. The town of Blessington has a population of approximately 6,000 people (2022 census).



DESCRIPTION

The property comprises of a site c. 2.5 Acres/ 1 Hectares, zoned for Town Centre Development on the Wicklow County Council Development Plan. The site is broadly rectangular in shape, and benefits from road frontage on all sides. In this established location beside the Main Street, next to an existing development, schools, and all amenities in this busy well connected regional town. The site is adjacent to established residential communities, extensive retail, educational and recreational facilities, and is in prime location in Blessington Town. It provides an excellent development opportunity to integrate a new mixed-use scheme into this popular residential location. The site could support a wide range of dwelling mix and types, subject to the relevant planning permission being obtained.



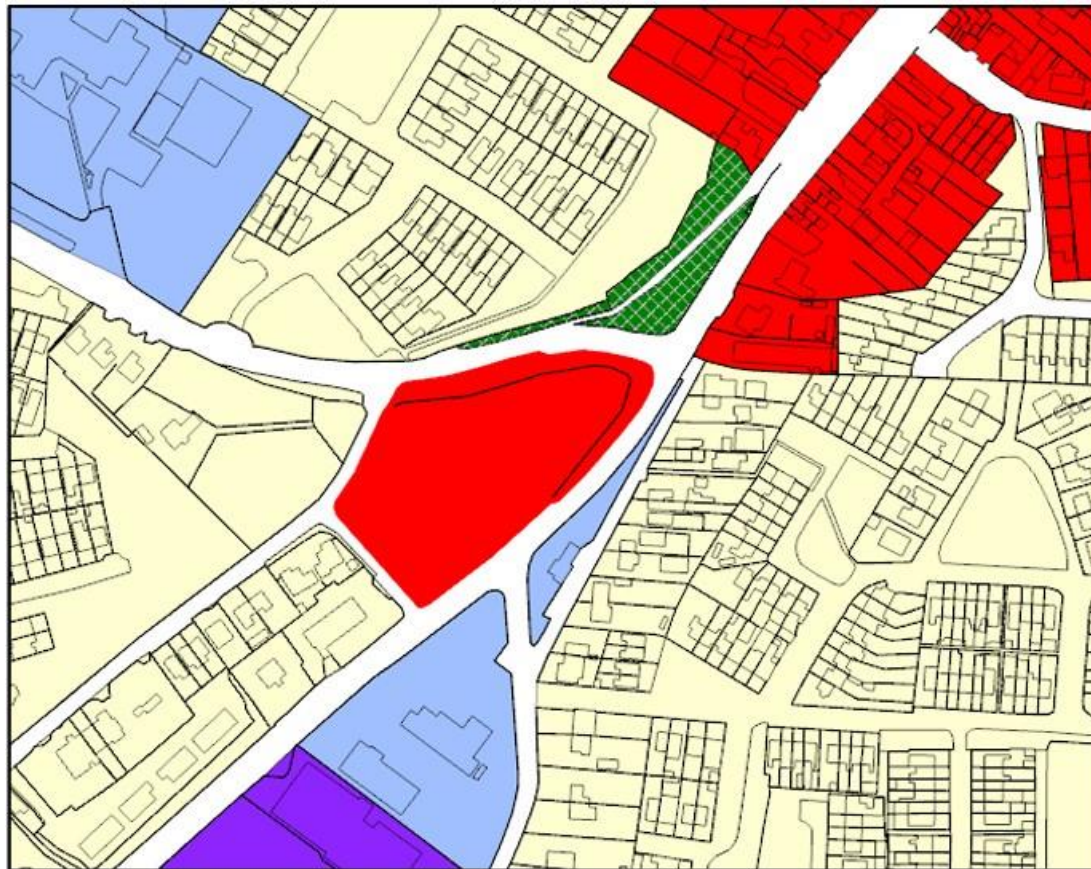
ZONING/ DEVELOPMENT POTENTIAL

Under the Wicklow County Council Blessington Local Area Plan, the majority of the site is zoned objective TC Town Centre, which allows for residential and commercial development. The subject lands are situated in a very prominent location, fronting onto two major routes, the N81 and the Naas Road.

In the Local Area Plan the objectives for this site are as follows:

Objectives:

- Objectives BLESS OP9
- To provide for mixed use town centre infill development.
- Development should provide an appropriate architectural response to the Blessington Architectural Conservation Area, which is located a short distance to the north of the opportunity site.
- A public park/civic space measuring c. 0.3ha (including the existing wide verges along the northern boundary) should be integrated in to the design of any development along the northern and eastern boundary of the site in a manner capable of providing linkages to the green space opposite Rockypool Villas and the green walkway at Dempsey's Lane. This public park/civic space should be provided as one contiguous area that is not bisected by access roads. There should not be excessive areas of car parking between north/northeast-facing frontages and this space.
- Hedgerows and mature trees should be retained on the site to the north/northwestern, eastern, and southern boundaries. Vehicular access to the site should be via the western boundary, unless otherwise agreed with the Planning Authority.
- The potential of the site should be maximised through use of the sloping topography of the lands. Strong urban and active frontages should be provided on the northern and eastern frontages subject to maximum retention of mature trees;
- Development should have regard to the planned Blessington Pedestrian and Cycle Improvement Scheme. Sufficient space shall be left free from development to allow for potential upgrades to the existing N81/ Naas Road junction. Figure B.1.X: Concept Plan for Opportunity Site 9.



LEGEND

- | | |
|---|----------------------------|
| Proposed Material Amendments to Land Use Zoning | TC - Town Centre |
| Blessington Settlement Boundary | MU - Mixed Use |
| Specific Local Objectives | PU - Public Utility |
| Road Objectives | CE - Community & Education |
| Preferred Route Alignment N81 | T - Tourism |
| Tallaght to Hollywood Cross Road Improvement Scheme | AOS - Active Open Space |
| AG - Agriculture | OS1 - Open Space |
| RN1 - New Residential - Priority 1 | OS2 - Natural Areas |
| RN2 - New Residential - Priority 2 | E - Employment |
| RE - Existing Residential | EX - Extractive Industry |
| | SLC - Small Local Centre |



Figure B.1.X: Concept Plan for Opportunity Site 9

FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
Price on Application

BER: N/A

AGENT:

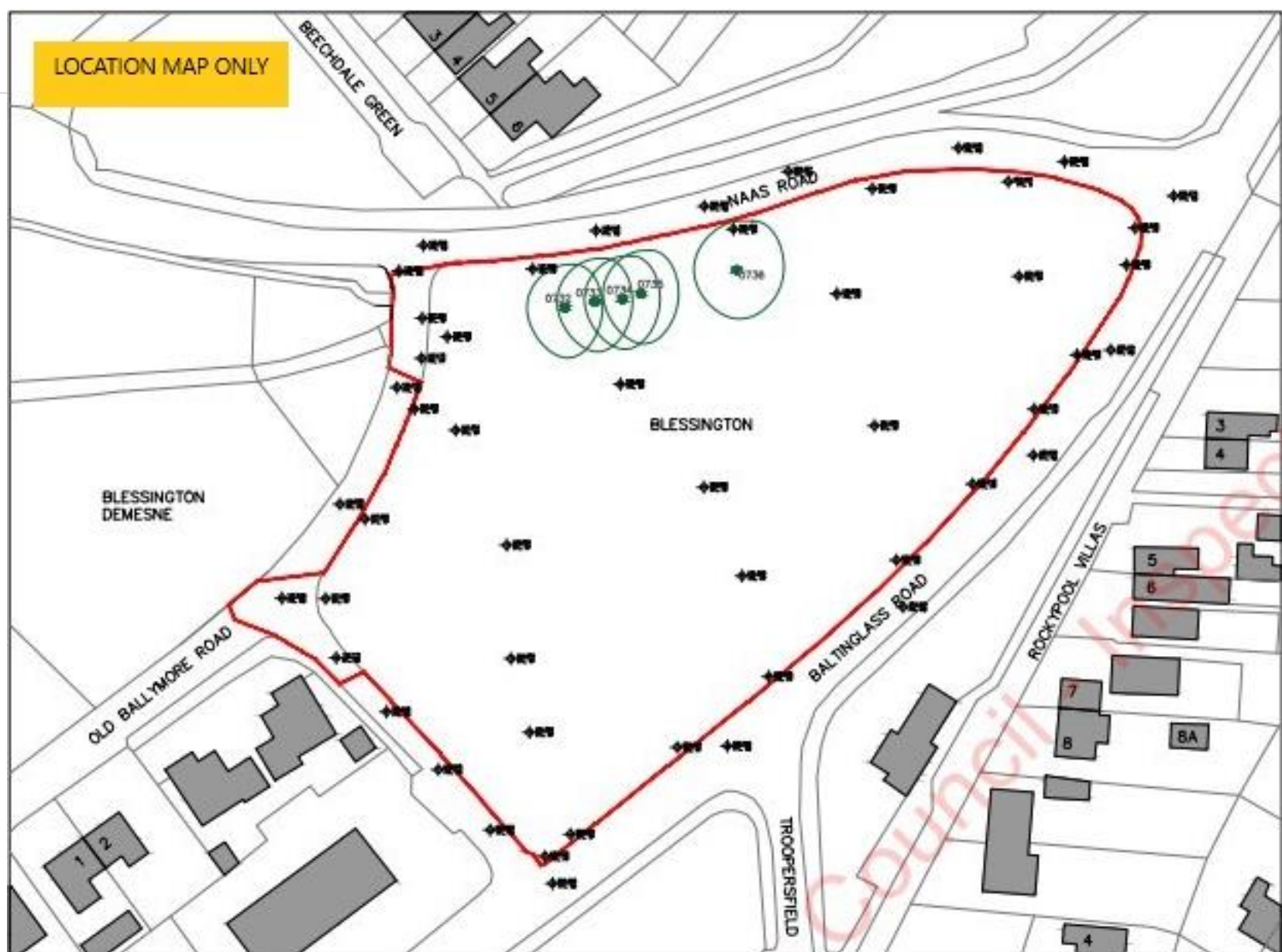
J. P. & M. Doyle Ltd.

105 Terenure Road East,
Dublin 6
D06 XD29

CONTACT US:

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

PSRA: 002264



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.