



Lands *at* Ashford

CO. WICKLOW

FOR SALE BY PRIVATE TREATY

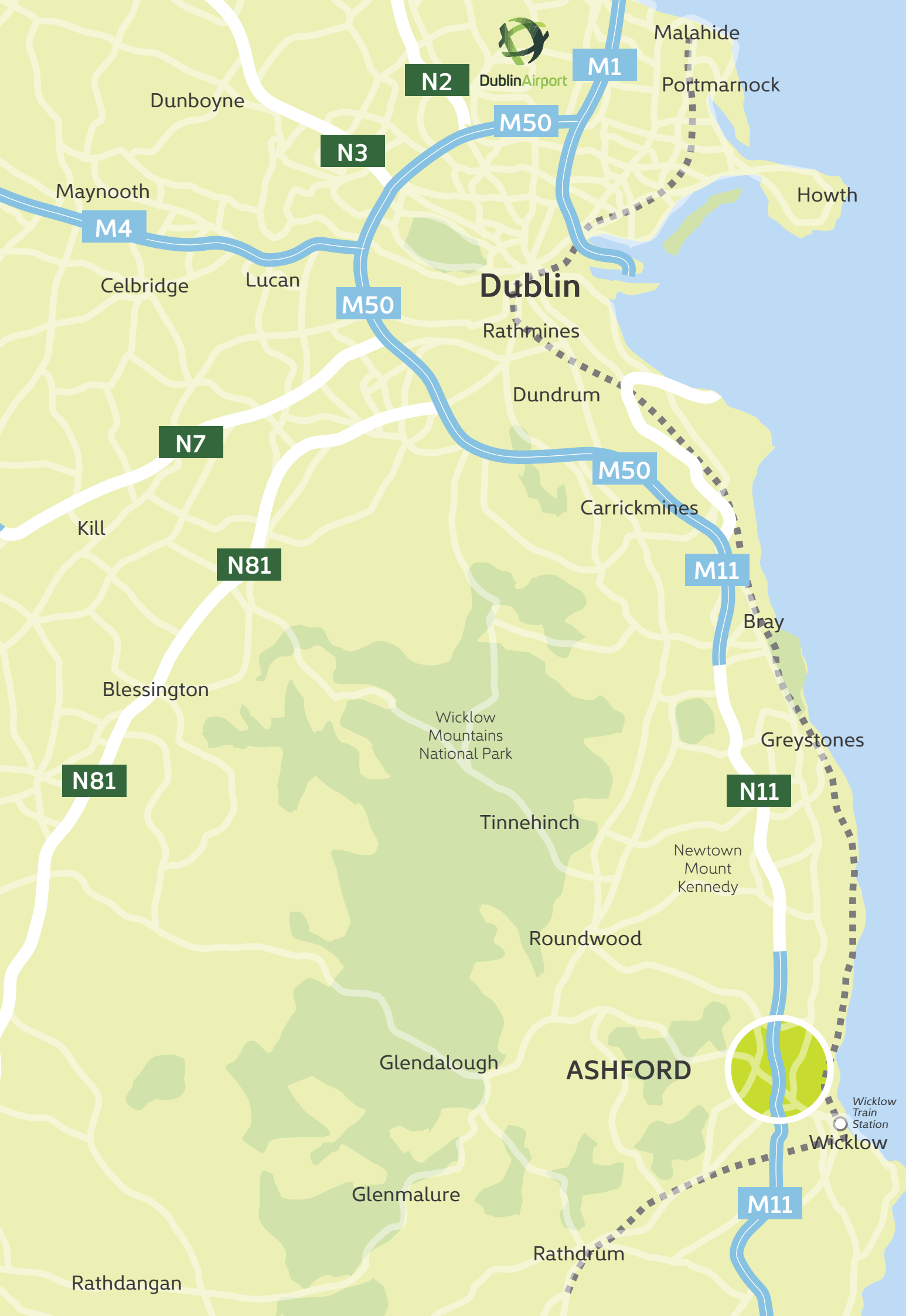


“Opportunity to acquire a prestigious residential land holding set amongst the picturesque backdrop of Mount Usher Gardens in the village of Ashford.”

Executive Summary

- ✿ Excellent residential land holding with significant scale extending to approximately **23.46 ha (57.97 acres)**
- ✿ Located in a **secluded private setting** off the R772 road
- ✿ **Designated with a Specific Local Objective for Residential Development** under the Ashford Town Plan 2016 - 2022
- ✿ Feasibility study for **343 houses** subject to planning permission
- ✿ **Sought after residential location** within Dublin commuter belt
- ✿ **Array of amenities and leisure facilities** available locally
- ✿ **Excellent transport links** – M11 Motorway, Wicklow Town train station (approximately 10 minute drive time)





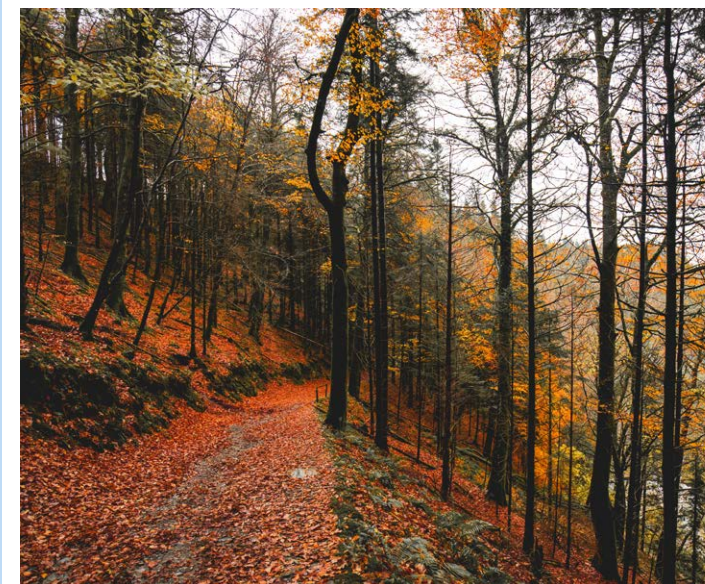
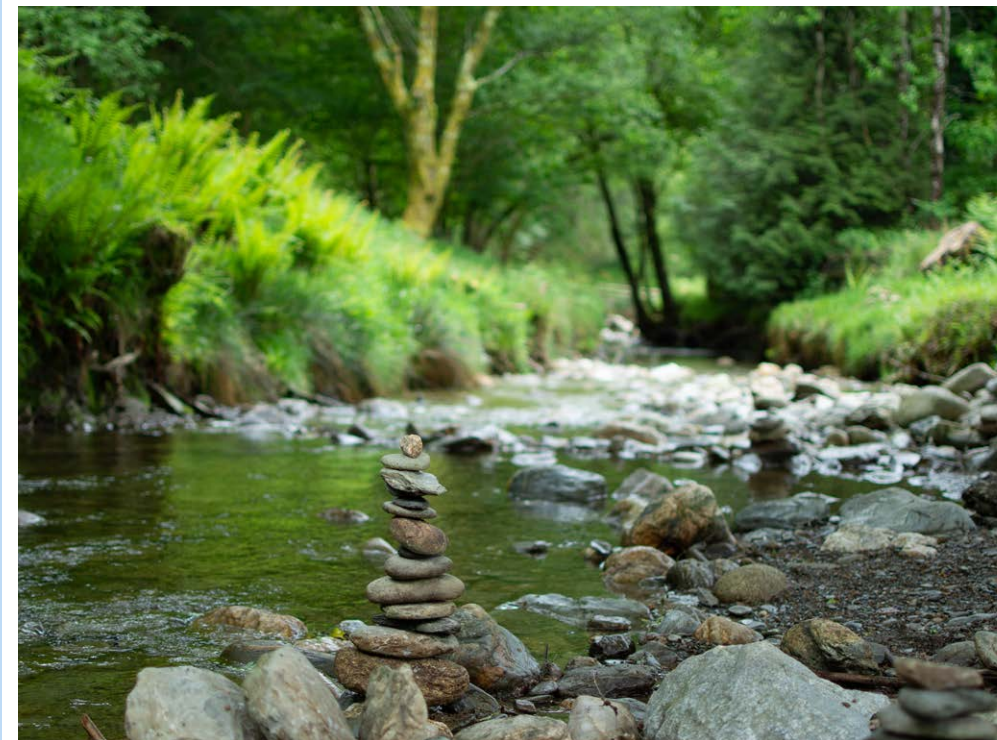
Location

The lands are situated on the eastern side of Ashford village, between the R772 road and the M11 Motorway. Ashford village is approximately 44km south of Dublin City Centre and 6km north west of Wicklow town. Ashford is a popular Wicklow village known for its botanical gardens and picturesque surroundings.

A host of amenities are located within a short stroll of the site including Mount Usher Gardens and popular eateries Avoca and The Chester Beatty Inn. Ashford village offers a range of local convenience retailers to cater for the local neighbourhood while nearby Wicklow town is home to grocery retailers such as Tesco, Lidl and Supervalu. Sporting facilities are plentiful in the area including Ashford GAA Club,

Wicklow Golf Club and Bel Air Equestrian Centre. Residents of Ashford also benefit from a number of walking and cycling trails in the area while coastal walks along the Irish Sea are just a short journey away. In addition, a number of well-regarded schools are located in the vicinity.

Ashford's strategic location between Junctions 15 & 16 of the M11 motorway means that Dublin is a 45 minute drive and Wicklow Town is just 10 minutes away. Rail services are available in Wicklow Town with regular trains to Dublin and the south east. Bus Eireann route No. 133 serves Ashford, connecting the village with Dublin City Centre and Dublin Airport.



The Asset

The lands comprise an irregular shaped holding extending to approximately 23.46 ha (57.97 acres). The lands previously formed part of the curtilage of Inchanappa House (a Protected Structure) and benefit from a sylvan setting. Inchanappa House does not form part of the sale.

Access to the lands is via a gated entrance and lane from the R772 main road which travels through Ashford village. A secondary access point is located on the southern boundary of the site. Generally, the lands are level in nature, with some sloped areas on the northern portion, and are currently laid out in various sized fields which are delineated by mature tree lines and hedgerows. Clusters of mature trees are located across the site.

The lands are bound to the north by agricultural lands, to the east by the M11 Motorway, to the south by a local minor road and the west by Ashford Village and Mount Usher Gardens.

“Excellent Residential land holding with significant scale extending to 23.46 ha (57.97 acres).”

JUNCTION 15

R772

M11

ASHFORD

WICKLOW TOWN ►

Site Plan (Illustrated for Indicative Purposes Only)

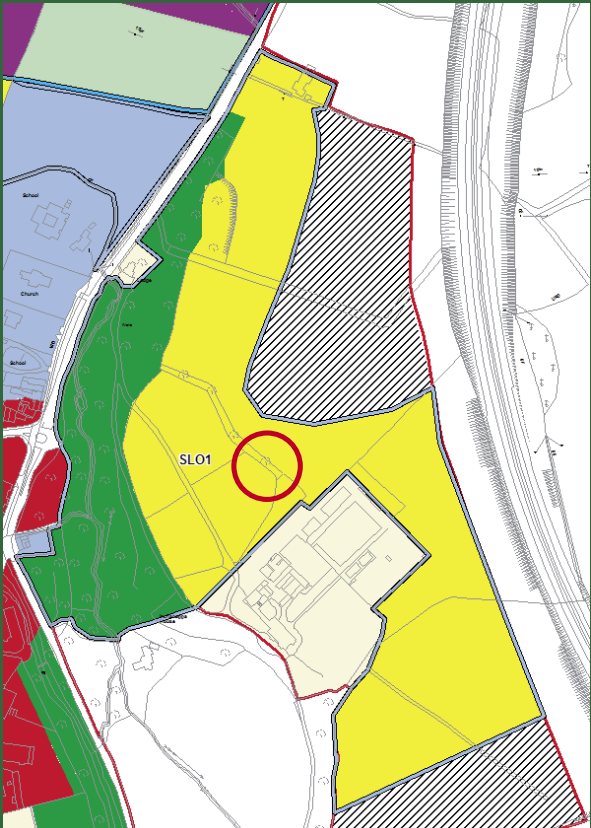


Town Planning & Development Opportunity

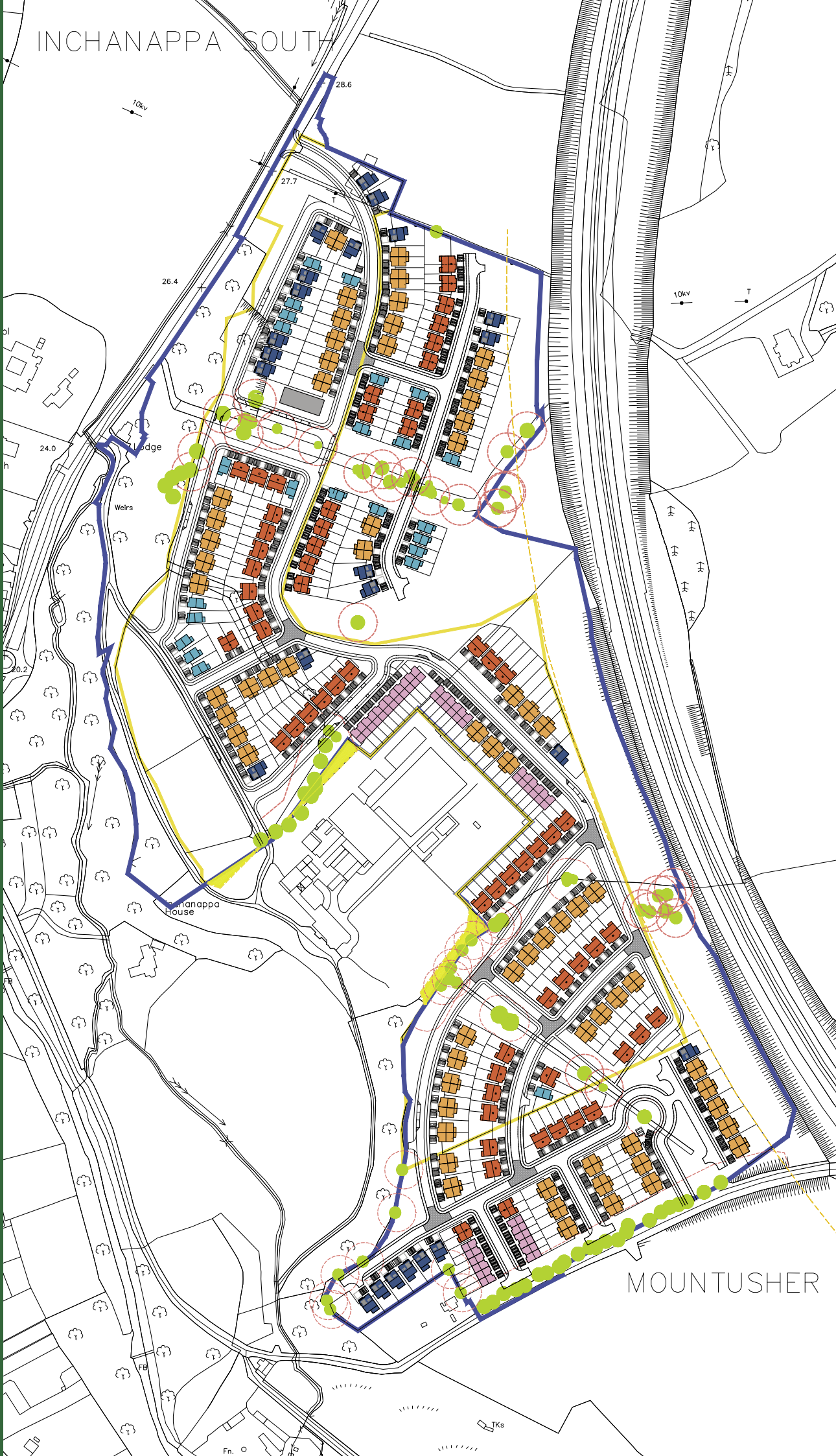
The majority of lands are located within the boundary of the Ashford Town Plan 2016 – 2022. Under the Ashford Town Plan, the lands have been designated as a Specific Local Objective (SLO) area. Various zoning objectives have been applied to lands. Approximately 11.54 ha (28.50 acres) has been zoned “R20 Residential” with approximately 7.54 ha (18.63 acres) zoned for “Strategic Land Reserves”. Parts of the site have also been zoned for Active Open Space while a strip of lands adjacent to the M11 Motorway is un-zoned.

Ashford Town Plan states that 138 dwellings may be constructed on the R20 Residential lands with further potential for 97 dwellings on the Strategic Land Reserves meaning a total of 235 units are permitted under the Town Plan, subject to the necessary planning consent.

A planning summary is available upon request.



Zoning Map Extract Ashford Town Plan 2016 – 2022



Feasibility Study

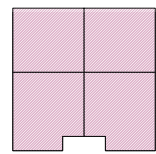
A feasibility study has been prepared by Darmody Architecture which outlines the potential for a scheme comprising 343 houses. The feasibility study has shown 207 dwellings on the R20 Residential Lands and 136 dwellings on the Strategic Land Reserves.

Below is a summary of the accommodation outlined in the feasibility study.

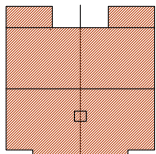
Schedule of Accommodation

Type	No of Units	Floor Area Sq m	Floor Area Sq ft
2 Bed Townhouse	36	100	1,076
3 Bed Semi-Detached	124	115	1,238
4 Bed Semi-Detached	136	145	1,561
4 Bed Detached	24	145	1,561
5 Bed Detached	23	210	2,260
	343		

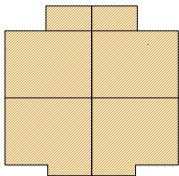
Key



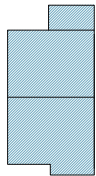
House Type A
2 BED 100sqm - 2 storey
SK04 - 36 no. = 11%



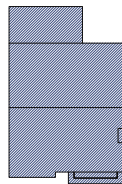
House Type B
3 BED 115sqm - 2 storey
SK04 - 115 no. = 36%



House Type C
4 BED 145sqm - 2 storey
SK04 - 145 no. = 39%



House Type D
4 BED 145sqm - 2 storey
SK04 - 22 no. = 6%



House Type E
5 BED 210sqm - 2/3 storey
SK04 - 26 no. = 7.5%

“Ashford’s strategic location between Junctions 15 & 16 of the M11 motorway means that Dublin is a 45 minute drive and Wicklow Town is just 10 minutes away.”





Viewings

Viewings are to be arranged strictly by appointment through the sole selling agent Savills.

Selling Agents

Savills
33 Molesworth Street
Dublin 2



Contacts:

John Swarbrigg

01 618 1333
john.swarbrigg@savills.ie
PSRA Licence: 002233-003073

Simon Corrigan

01 618 1714
simon.corrigan@savills.ie
PSRA Licence: 002233-0055381

Solicitor

Thomas Fox

Ronan Daly Jermyn
The Exchange
Georges Dock
IFSC, Dublin 1
01 605 4200



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