



Lands *at* Ashford

CO. WICKLOW

FOR SALE BY PRIVATE TREATY

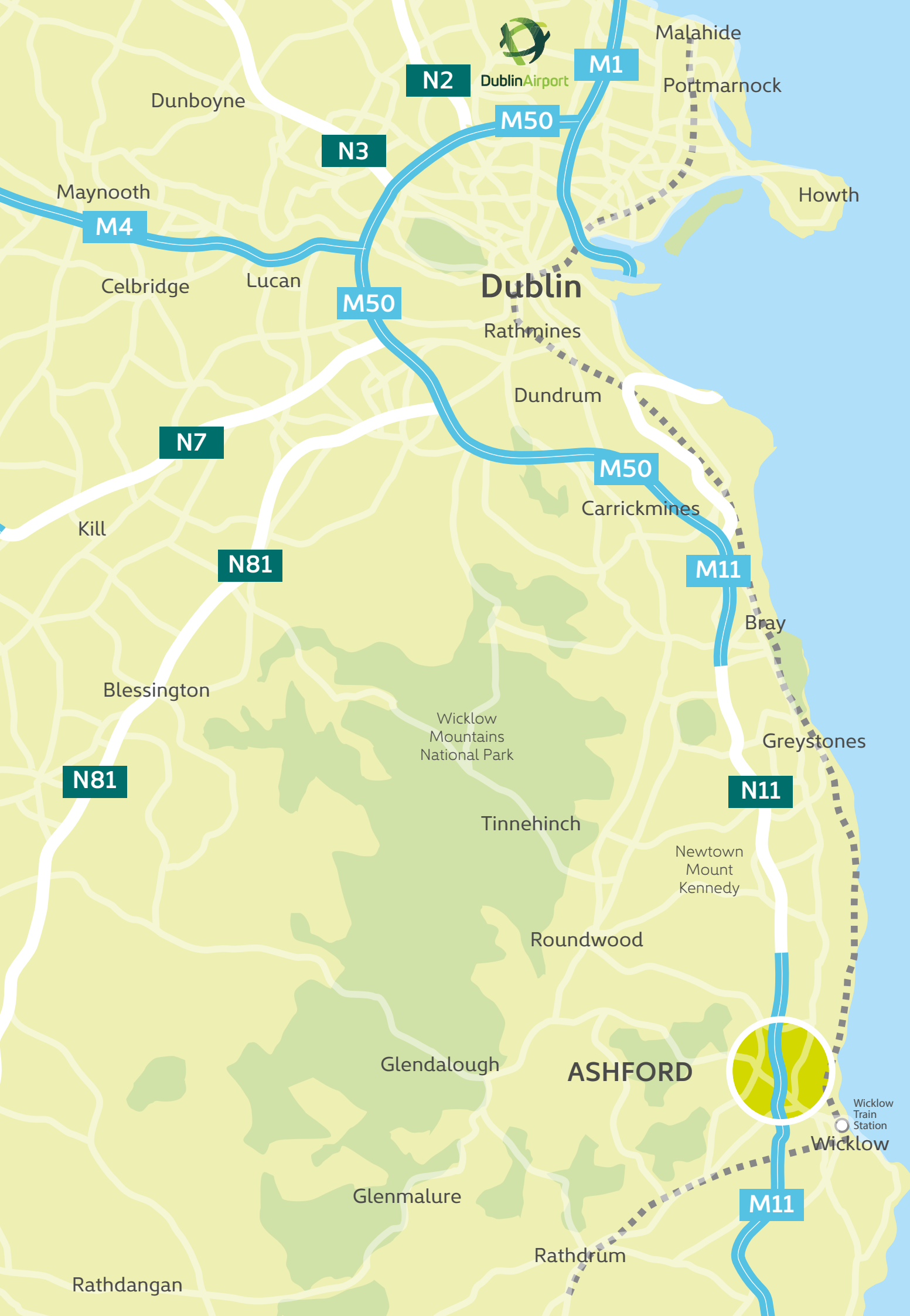


“Opportunity to acquire a prestigious residential land holding set amongst the picturesque backdrop of Mount Usher Gardens in the village of Ashford.”

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
- ✿ **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)





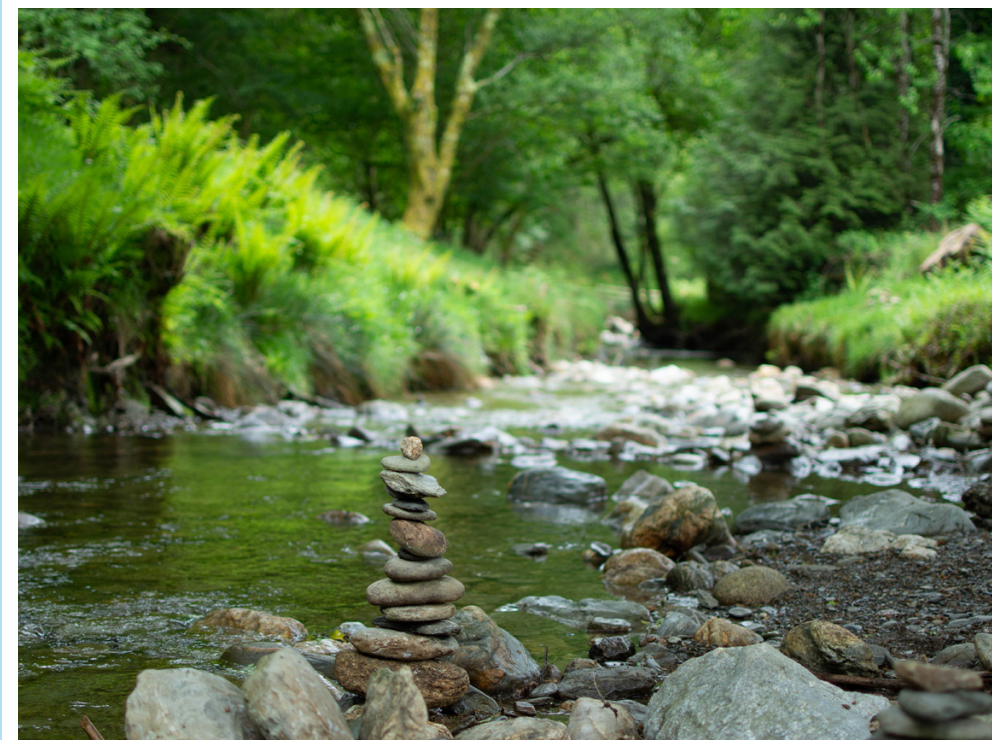
Location

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.

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

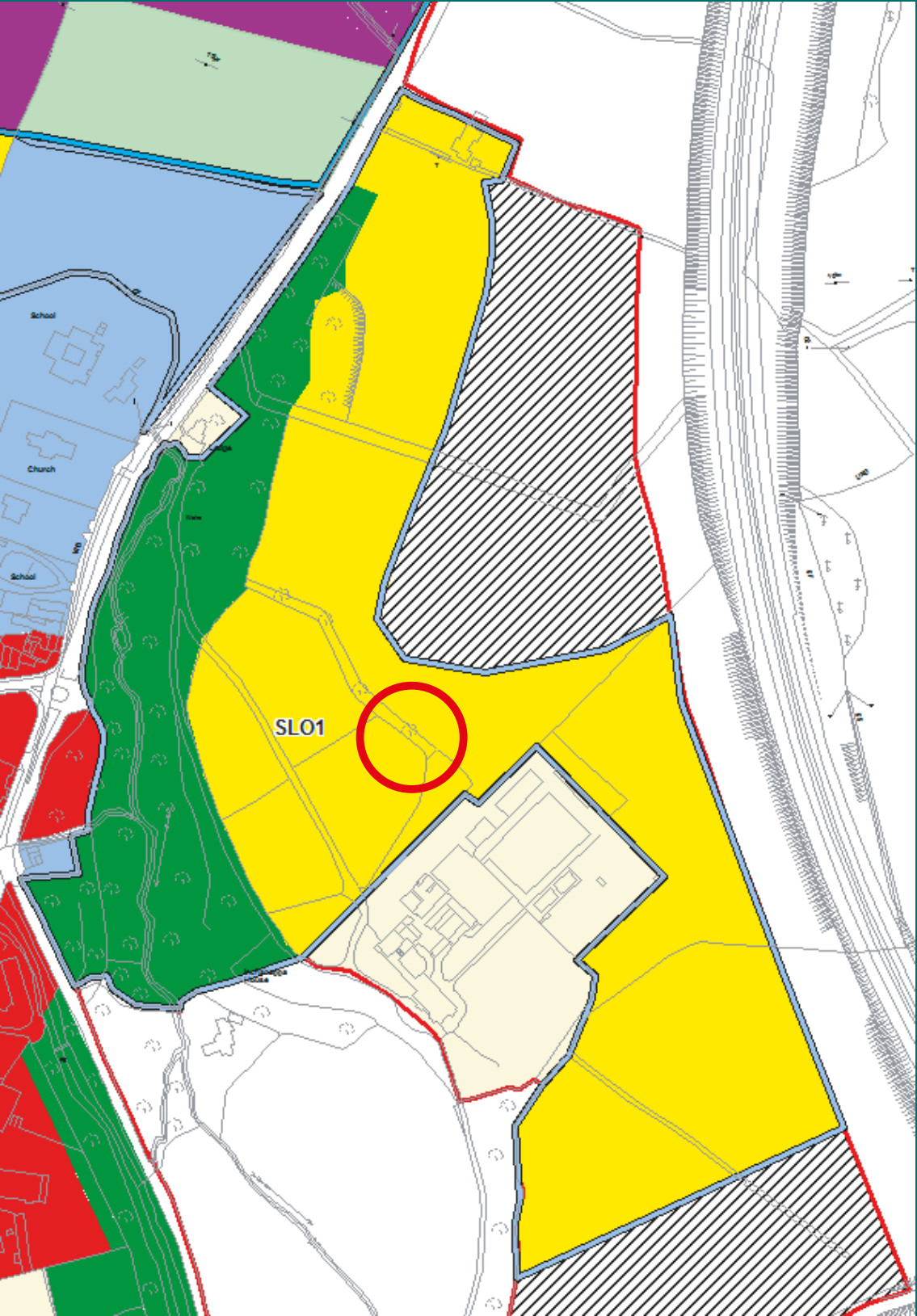
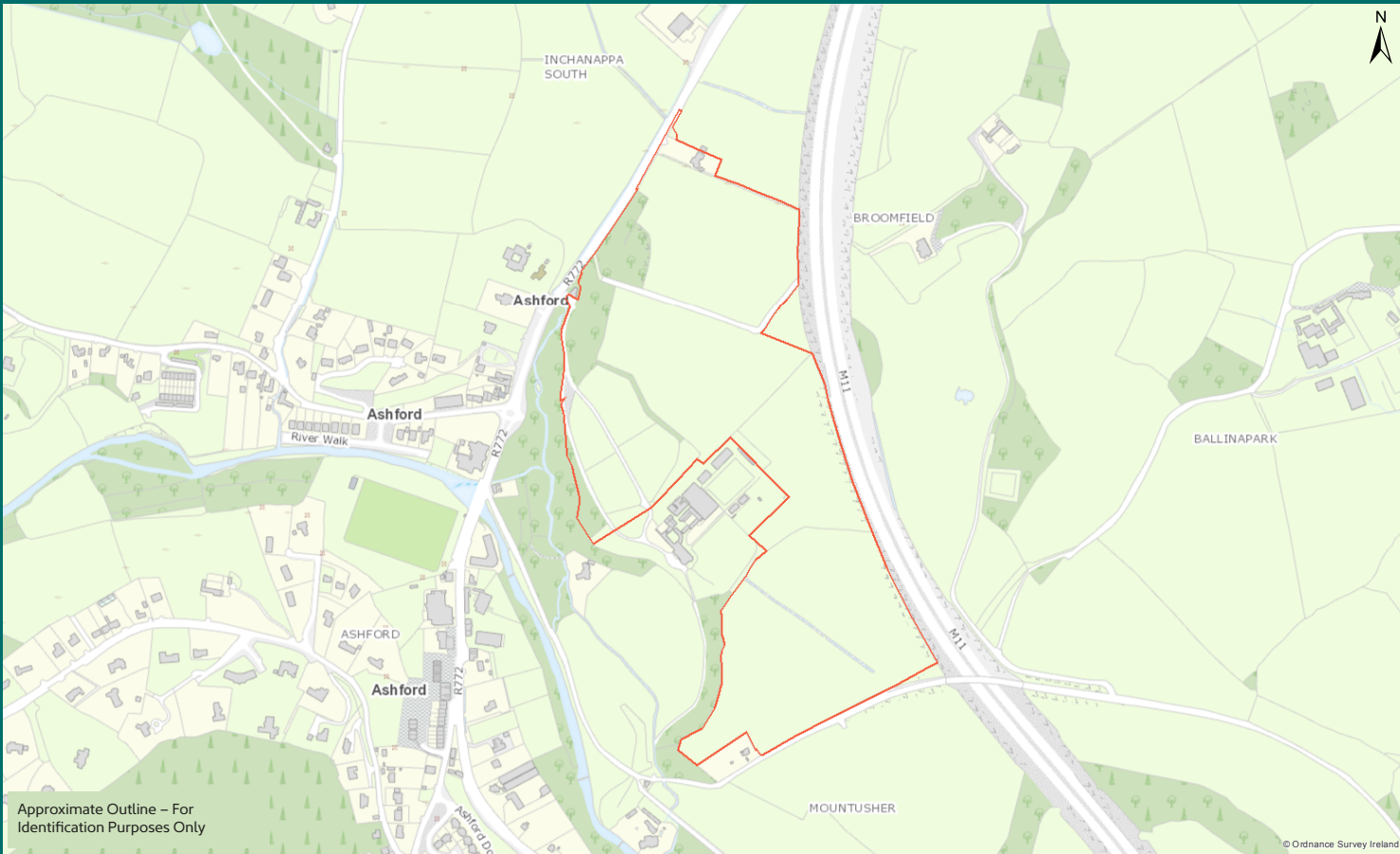
ASHFORD

WICKLOW TOWN ►

Site Plan (Illustrated for Indicative Purposes Only)

Town Planning

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.



Zoning Map Extract Ashford Town Plan 2016 – 2022

“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

Asset Managers



Contacts

John Swarbrigg

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

Will Heffernan

01 618 1409
will.heffernan@savills.ie
PSRA Licence: 002233-008576

Solicitor

Thomas Fox

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



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