

# Development Land

**Coonan**  
PROPERTY



## Oldtown

Celbridge, Co. Kildare  
Approx. 5.45 acres (2.21 ha)

- Site extends to approx. 5.45 acres (2.21 ha)
- Prime infill site positioned in a proven selling location on the western side of Celbridge
- Accessed through Oldtown Mill
- Zoned - New Residential

Zoned New  
Residential  
Extending to  
Approx. 5.45 acres

Guide Price:  
**€800,000**  
per acre

Private Treaty

# Description

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## Location

Celbridge Town is located approximately 22 km from Dublin and is accessed via the M4 motorway on the Dublin/Galway route. Fast becoming a major satellite town, Celbridge and its environs can provide all the requirements of the modern family with excellent employment opportunities in the area, first class leisure amenities, both sporting and leisure and a wide range of shops in the town including Tesco, Lidl & the St. Wolstan's shopping centre. There is also the benefit of a regular train service to Dublin from the Hazelhatch rail station.

Development has occurred to the north of the Liffey, between Main Street and the M4 Motorway.

Development to the south of the Liffey is focused along the Hazelhatch and Ardclough Roads with development over the last ten years taking place in the south of the town, in the areas of Primrose Gate, St. Wolstan's Abbey and Hazelhatch Park. With the exception of the Crodaun and Castletown housing estates which were constructed in the mid-1970's the historic demesnes of Castletown, Donaghcumper and St. Wolstan's to the east of the town have remained free from development and retain their open landscape character.

The subject property is located approx. 1 kilometre to the west of the town centre, on the Oldtown Road, next to the existing residential development of Ballygoran Court.



# Description

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## Site Description

The property comprises a rectangular shaped site extending to approx. 5.45 acres (2.21 hectares), occupying a strategic and accessible location on the Oldtown Road approx. 1 kilometre from the centre of Celbridge town. It is further enhanced by being in close proximity to a host of amenities locally to include schools both primary and secondary, shops, including the Tesco Superstore and Aldi, public transport both road and rail together with all the other town centre facilities.

The site is bordered to the north by the residential development Ballygoran Court and to the east and the south by the residential development Oldtown Mill.

Kildare County Council have taken in charge the Oldtown Mill road.

## Zoning

The site is identified in the Celbridge Local Area Plan 2017 – 2023 (LAP) and is zoned 'New Residential'.

The official purpose of this zoning is to provide new residential developments that provide a sustainable mix of house types, sizes and tenures and that complement the existing residential mix.

## Services

Mains services (foul & surface water) connections are available for the subject lands.

Interested parties are invited to satisfy themselves in relation to the availability and adequacy of services.

## Title

The property is held Freehold.

## Type of Transaction

For sale by Private Treaty.

## Viewing

By prior appointment at any reasonable hour.

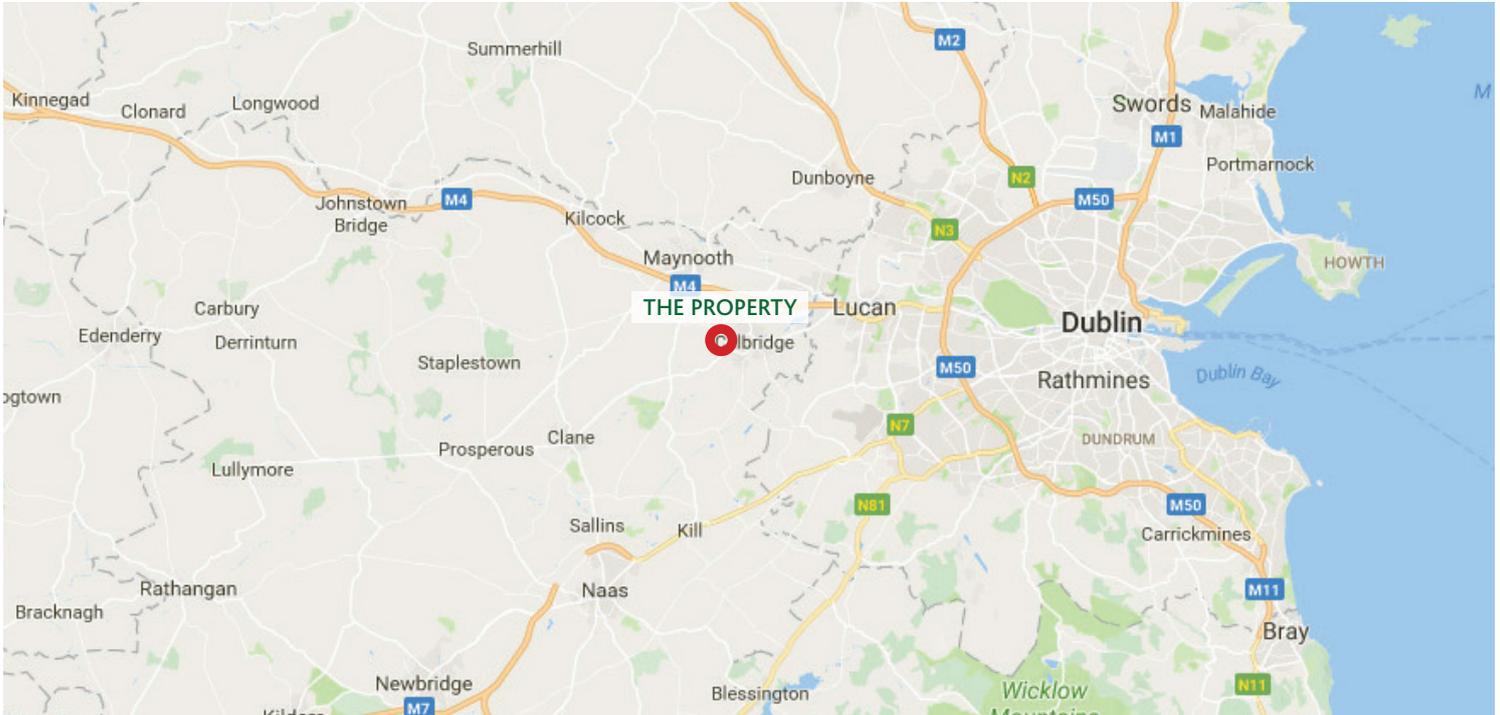
## Solicitors with carriage of sale:

P & G Stack Solicitors  
Main Street  
Maynooth  
Co. Kildare

J.R. Sweeney & Co.,  
Morehampton House  
8 Merrion Road  
Dublin 4

# Directions

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## Directions

From Dublin take the M4 to Celbridge west, junction 6. At the top of the interchange take the second exit proceeding towards Celbridge. At the next roundabout take the first exit and continue towards the town centre. Proceed to the third set of traffic lights and turn right (Tesco is positioned at this junction). Stay on this road until reaching Oldtown Mill on your right hand side. Follow the road up through the development until reaching the Purple Penguin Creche and the site is just beyond that on the left-hand side.

Co-ordinates: 53.337325, -6.558586

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### Contact Information

Property House, Main Street, Celbridge, Co. Kildare

Tel: +353 1 6106053

Email: [willc@coonan.com](mailto:willc@coonan.com)

Coonan Contact: **Will Coonan**

PSRA registration no. 003764.

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