

SITE WITH FULL PLANNING PERMISSION FOR 58 RESIDENTIAL UNITS



For Illustrative Purposes Only



Blessington, Co. Wicklow.
Site approx. 0.56 HA (1.38 Acres)

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For Sale by Private Treaty

LOCATION

The thriving commuter town of Blessington, on the River Liffey, 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 a Dublin Bus commuter route with easy access to the M50, M7 and the Luas at Citywest. The adjoining town centre occupiers include SuperValu, Dunnes Stores, Paddy Power and Boyles Sports. 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. The majority of housing estates were constructed on the western side of the town, off the R410, which is the road to Naas. A new inner bypass has also been opened that alleviates traffic on Main Street. Significant other developments include a playground, fire station, a central retail development, a Dunnes Stores with a public library above, a SuperValu and an ALDI supermarket.

DESCRIPTION:

The site is adjacent to established residential communities, extensive retail, educational and recreational facilities and is in a prime location in Blessington Town. It provides an excellent development opportunity to integrate a new home scheme into this popular residential location. Full planning permission was recently granted for a scheme of 58 High quality residential units. The lands comprise a regular shaped development site with approx. 155m of road frontage. The site is located in a mixed-use area comprising of existing residential, educational, commercial and retail use. The proposed site is accessed through Newtown Square via 2 main access points which merge into one from the N81, Main Street through Blessington Town. In addition, the access from Newtown Square is also connected by the inner relief road which also connects to the R410 and Dublin Road.

Planning permission was granted by Wicklow County Council and An Board Pleanala on 1th February 2021 for the erection of 58 Apartments arranged over Three Blocks of Three to Four Storeys in Height (subject to conditions). The planning permission reference is 19/1020 and ABP-306425-20,

The accommodation in the Planning grant is as follows:

Block A (three - four storeys in height) consisting of 3 No. 3 Bedroom apartments, 14 No. 2 bedroom apartments and 5 No. 1 Bedroom apartments.

Block B (three-four storeys in height) consisting of 3 No. 3 bedroom apartments, 14 No. 2 bedroom apartments and 1 No. 1 bedroom apartment.

Block C (three-four storeys in height) consisting of 3 No. 3 bedroom apartments, 7 No. 2 bedroom apartments and 8 No. 1 bedroom apartments.

- Full planning permission for 58 residential units.
- Zoned Town Centre under the Blessington Local Area Plan.
- Established location beside the Main Street, adjoining the shopping centre, beside existing development, schools and all amenities.
- Enjoys close proximity to the picturesque Blessington Lakes, Russborough House and Tulfarris Golf Club.
- Busy and well connected regional town with access to Dublin city centre and the M50 Motorway via the N81 national route.



TITLE:

- Freehold
- Vacant Possession

TOWN PLANNING/ZONING:

Under the Blessington Local Area Plan 2013-2019, the site is zoned objective TC Town Centre which allows for residential development. The site is situated within the jurisdiction of Wicklow County Council and covered by the Wicklow County Development Plan 2016 – 2022. Under the plan the site is zoned 'Proposed Residential' which aims to 'protect, provide and improve new residential amenities'.





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Location Map Only

FOR VIEWINGS AND
FURTHER INFORMATION
CONTACT THE SELLING
AGENT BELOW

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