

# FOR SALE BY PRIVATE TREATY

7.7 HA (19 ACRES) THE MEADOWS, NEWBRIDGE, CO. KILDARE

*On the Instruction of Mr. Simon Coyle (Receiver) Mazars*



## RESIDENTIAL SITE FOR SALE

- Residential zoned land with FPP for 168 houses and 78 apartments.
- Adjacent to Newbridge Train Station and Town Centre.
- Rare opportunity in Newbridge with all services available.
- Potential for revised application over 220 houses.
- Demand for houses in Dublin commuter towns.
- Excellent train service to Dublin.

 **KELLY WALSH**  
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

01.664.5500

[www.kellywalsh.ie](http://www.kellywalsh.ie)



## LOCATION

The Meadows is an attractive part built residential scheme in Newbridge Co. Kildare with mix of 3 and 4 bedroom semi-detached and detached houses. The lands are located just north of Newbridge Train Station adjacent to the New Military HQ, Sarsfield GAA Football Club, Primary School and Newbridge Greyhound Stadium.

Newbridge is the main business town in Kildare and it has a population of 21,561 (2011 census) making it the largest town in South Kildare and the fifteenth-largest in Ireland.

Newbridge has the successful Whitewater Shopping Centre and a thriving town centre which is a much stronger retail offer than nearby Naas. The town has excellent rail links both to Dublin and most areas of Ireland. A regular commuter train service operates between Newbridge and Dublin.

The M7 motorway bypasses the town; the R445 connects the town to the bypass along the route previously forming part of the N7.



## DESCRIPTION

The property comprises 7.7ha (19 acres) of residential zoned land. It comprises of Phase 3 (Undeveloped Part) of The Meadows Housing scheme which started with Phase 1 being built in 2007.

The lands have access roads constructed and all services adjacent. The lands have Phase 2 of The Meadows on the northern boundary and the train line on the southern boundary. To the east is Newbridge Town Football Club.

The lands are relatively level and have a green palisade fence around its perimeter.





## PLANNING

Planning was granted for the original scheme in 2006 (plan ref: 05/2160) and was extended in 2011 until June 2016 (under plan ref 11/624). The approval was for a total of 405 units. This is one of a few sites in Newbridge that can be developed within the existing sewer network.

The original scheme was for 405 units with phase 1 and 2 built and sold. The balance of the scheme with planning permission but not built comprises of 168 houses and 78 apartments.

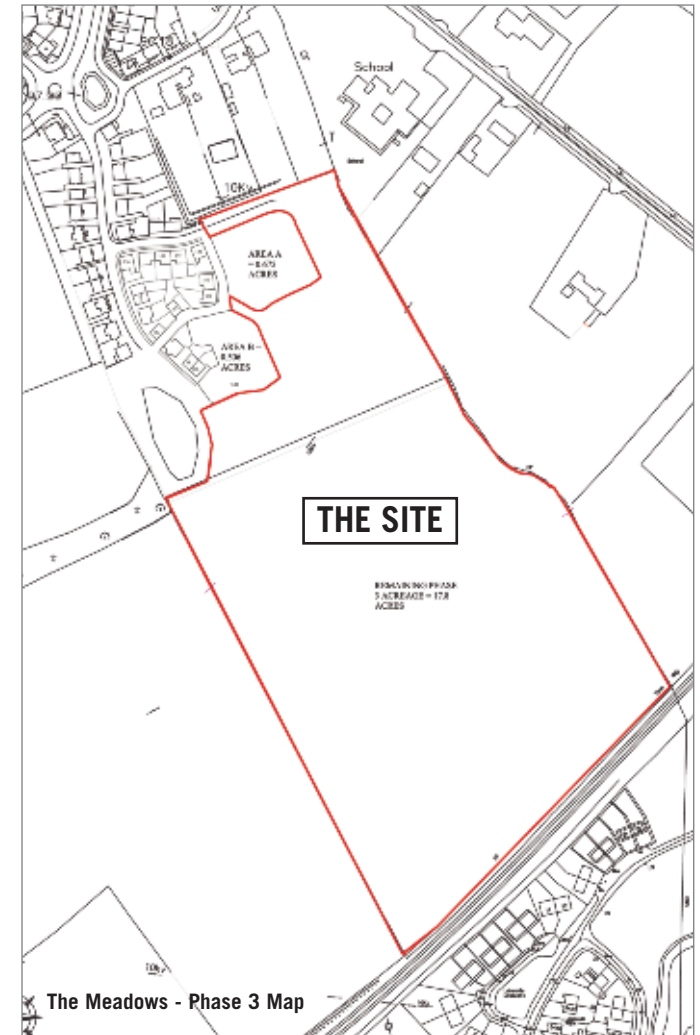
We understand the Part V has been agreed at the transfer of 26 house sites to the local authority.

## DEVELOPMENT ZONING

The lands are zoned **C4 New Residential under the Newbridge LAP 2013- 2019.**

## SERVICES

We are informed all services are available to the property.





## VIEWING

Strictly by prior appointment with the selling agent.

## SALES AGENT

For more information and to arrange viewings please contact **Garvan Walsh** at Kelly Walsh or by visiting [www.kellywalsh.ie](http://www.kellywalsh.ie). Email: [garvan@kellywalsh.ie](mailto:garvan@kellywalsh.ie)

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