



RAILPARK

MAYNOOTH, CO. KILDARE

Exceptional Residential Development Opportunity

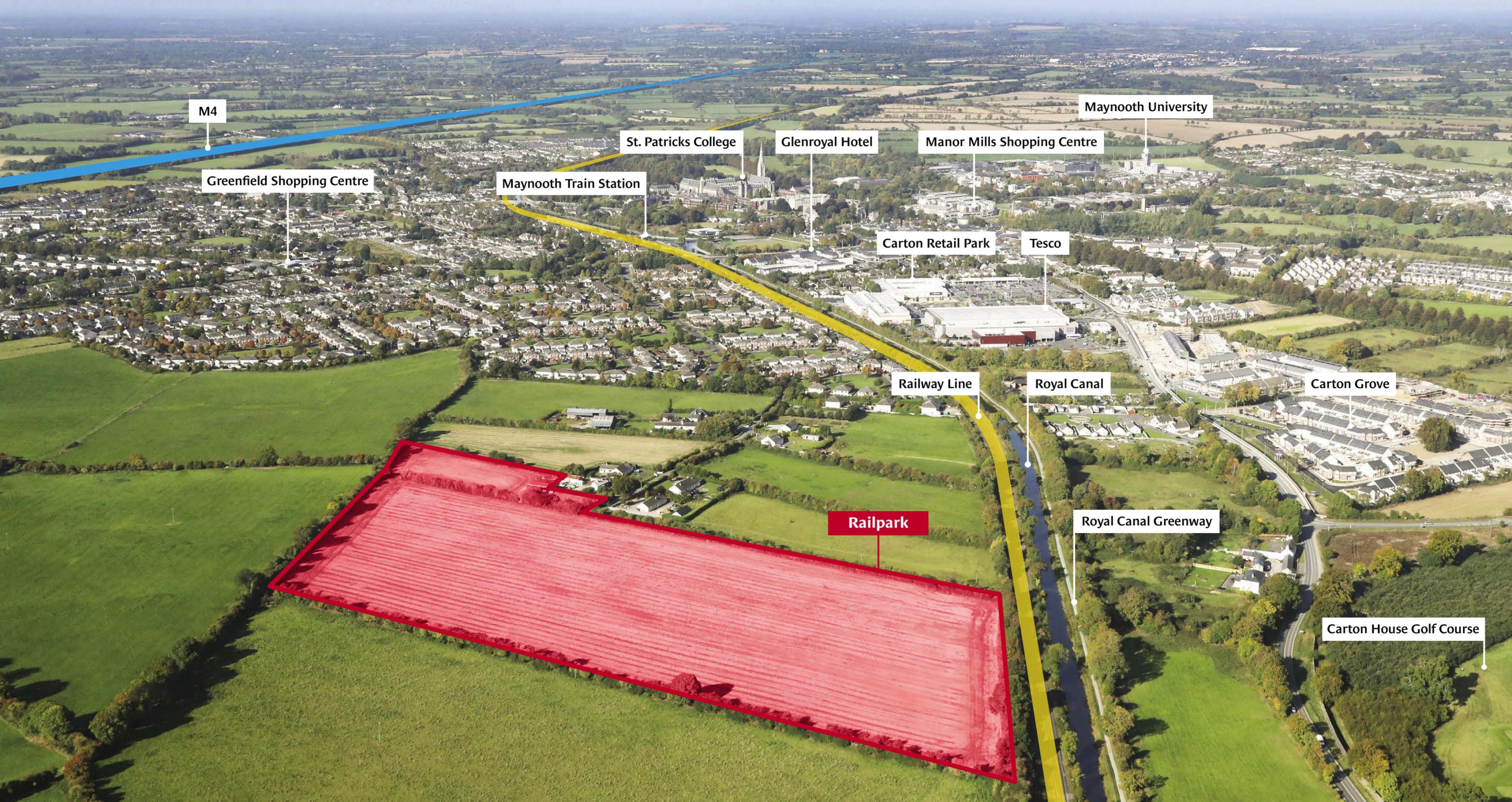
APPROX. 9.29 HA (22.95 ACRES)

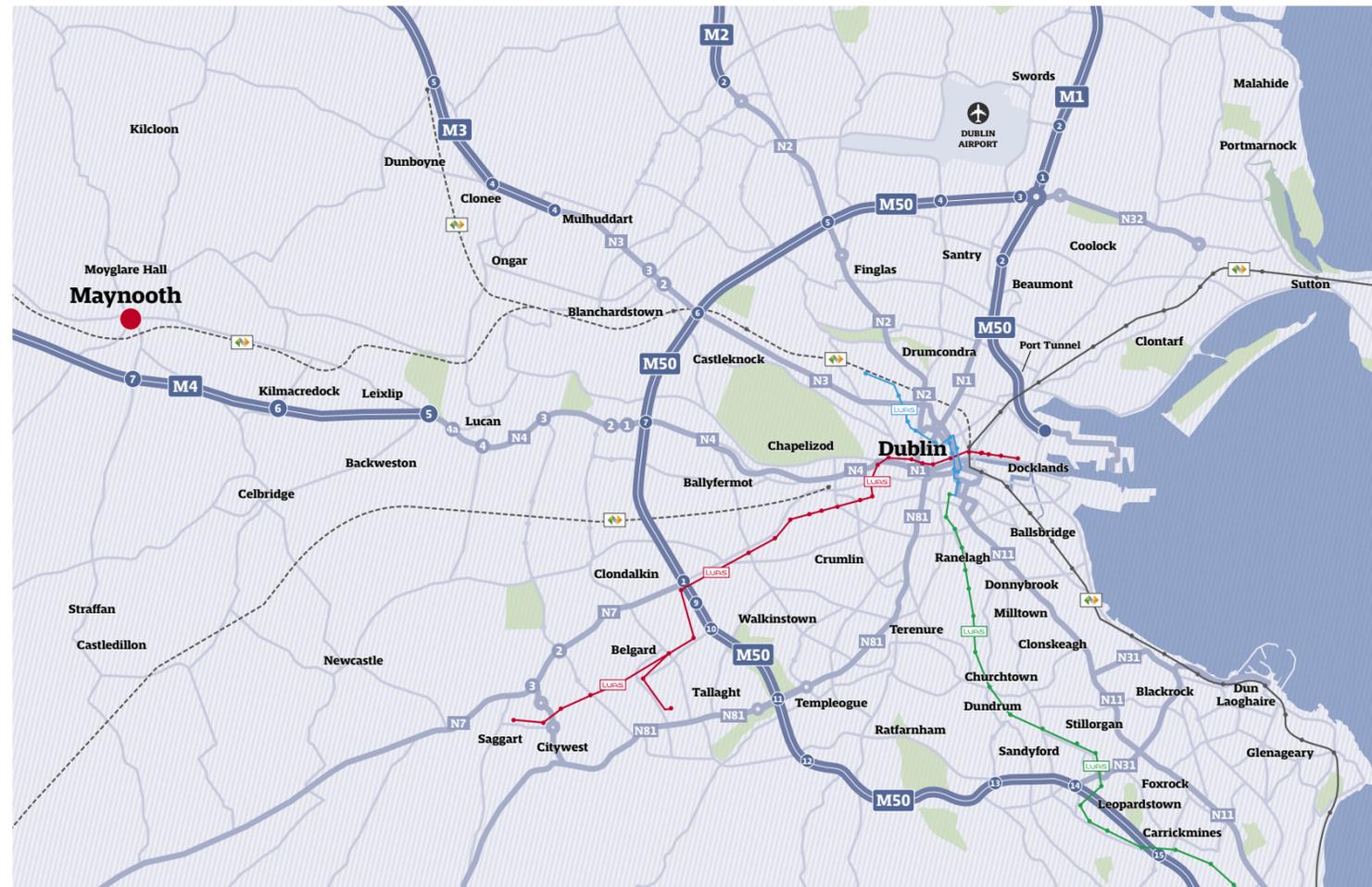
For Sale by Private Treaty

Asset Summary

- Superb large-scale land holding of approx. 9.29 Ha (22.95 Acre).
- Situated in the popular university town of Maynooth, Co. Kildare.
- Maynooth is also a key commuter town with excellent transport links.
- Abundance of residential amenities and services including Carton House, Manor Mills Shopping Centre and Maynooth University.

- The lands are located in Railpark in close proximity to Maynooth Train Station and the M4 motorway.
- Existing strong road network to be further strengthened in Railpark with the new Maynooth Eastern Relief Road.
- €14,500,000 allocation through the Local Infrastructure Housing Activation Fund (LIHAF) for the provision of this new road and bridge.
- The asset forms part of lands of approx. 80 acres recently re-zoned to 'New Residential' with an expected supply of 800 new homes in this cluster.





Maynooth

The lands are located in Railpark, Maynooth, Co. Kildare. Maynooth is a vibrant university town located approx. 23 km west of Dublin city centre. Due to its excellent infrastructure in place through regular train services and the M4 motorway, Maynooth serves as a popular commuter town. The town provides a wealth of services and amenities which include the popular Carton House Resort & Golf Course, Manor Mills Shopping Centre, Carton Retail Park and an abundance of public houses and restaurants.

Railpark is strategically located on the eastern environs of the current residential pattern of development and following its recent re-zoning, the wider Railpark area is primed to take residential supply of approx. 800 units. This development potential will be further unlocked with the provision of the new Maynooth Eastern relief road which will provide excellent permeability to the Railpark area.

In the recently released Draft Regional Spatial & Economic Strategy, unveiled as part of Ireland 2040, Maynooth is listed as a key metropolitan town and included within the north-western corridor which is described as having strategic development opportunities which will be further complemented by the proposed DART expansion.



Carton House Resort



Maynooth Town Centre



Manor Mills Shopping Centre

Asset Description

This superb landholding of approx. 9.29 ha (22.95 acre) is located on the eastern side of Maynooth, approx. 1.5 km from the town centre. The lands benefit from their strategic location in close proximity to both the Maynooth Train Station and M4 motorway as well as their proximity to the current residential cluster west of the lands. The lands are relatively flat and are currently in agricultural use.

The Railpark area is expected to undergo significant development in the short to medium term having recently been re-zoned to 'New Residential' by Kildare County Council. This re-zoning has, in part, been in response to the demand for new homes in Maynooth and further by the allocation of a €14,500,000 fund for the provision of the Maynooth Eastern Relief Road through the Local Infrastructure Housing Activation Fund. This new road is currently open for public consultation with a number of options available for review. It is intended that this new road will run in a largely north to south direction through the entire cluster.

Local Infrastructure Housing Activation Fund (LIHAF)

The Department of Housing, Planning, Community and Local Government have published a list of projects which the department has selected for allocation of funding. The Maynooth Eastern Relief Road is listed as an approved LIHAF funded project with an estimated fund of €14,500,000 set for the provision of this road. It is proposed that this road will give access to the entire Railpark landholding for the provision of an estimated 800 residential units across the various holdings.

The LIHAF allocation has been specifically designated for the provision of the Maynooth Eastern Relief Road. The map below outlines the initial route options which Kildare County Council has prepared to present for public consultation. Each of the proposed options will unlock the development potential of the entire Railpark development cluster and will more specifically service the subject lands.

Landowners benefiting from the fund must contribute towards the fund by means of a combination of provision of affordable housing, housing to an Approved Housing Agency, housing to a housing charity or a cash payment in the event that other provisions cannot be satisfied.

Town Planning

Planning policy for the property is contained within the Kildare County Council Development Plan 2017-2023 and the Maynooth Local Area Plan 2013-2019. Following a recent material amendment to the Maynooth Local Area Plan 2013-2019, the property has been re-zoned from 'I – Agricultural' to 'C – New Residential' in response to the demand for new homes in the area and to maximise town resources following the LIHAF allocation.

According the local area plan, lands zoned as 'C – New Residential' are defined as:

“To provide for new residential areas. This zoning provides for new residential development areas and for associated local shopping and other services incidental to new residential development”.

The LAP notes that this zoning provides for new residential development and associated local services ancillary to residential development. While housing is the primary use in this zone, recreation, neighbourhood services, education, crèche/ playschool, clinic/ surgery uses and sheltered housing are also envisaged, subject to the preservation of neighbouring residential amenity.



Development Potential

This key site represents a large-scale residential development opportunity in the heart of Maynooth town with the benefit of a proposed LIHAF allocation to ensure the future development of the lands.

The Maynooth Local Area Plan 2013-2019 dictates a density of approx. 30-50 units per hectare (subject to planning permission), which at these stated densities will allow for a Strategic Housing Development Application directly to An Bord Pleanala. 30-50 units per hectare would equate to a range of 279 to 465 units on the subject asset.

Railpark, Maynooth, Co. Kildare

Title

The property is held under freehold title.

Website and Dataroom

www.railparkmaynooth.com

Viewing

Strictly by appointment.

BER

Exempt.

Solicitor

O' Reilly Timmins & Co.
SOLICITORS

L.C. O'Reilly Timmins & Company Solicitors

The Harbour

Kilcock

Co. Kildare

Email: info@oreillytimminssolicitors.com

Eddie Timmins

Tel: +353 (1) 628 7703

Contacts

Donal Kellegher

Email: donal.kellegher@cushwake.ie

Tel: +353 (1) 639 9248

Eamon O'Flaherty

Email: eamon@sfbradyoflaherty.ie

Tel: +353 (1) 651 0000

John Donegan

Email: john.donegan@cushwake.ie

Direct Tel: +353 (1) 639 9222

Kevin Leonard

Email: kevin.leonard@cushwake.ie

Tel: + 353 (1) 639 9219



Cushman & Wakefield

164 Shelbourne Road

Ballsbridge

Dublin 4

Tel: +353 (1) 639 9300

PSRA: 002222

www.cushmanwakefield.ie



Sherry FitzGerald Brady O'Flaherty

Main Street

Maynooth

Co. Kildare

Tel: +353 (1) 651 0000

PSRA: 002296

www.sherryfitz.ie

Cushman & Wakefield and Sherry FitzGerald Brady O'Flaherty on behalf and for vendors or lessors of this property, whose agent it is, gives notice that: (1) The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (3) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: December 2018. Designed and Produced by Creativeworld. T: 01282 858200.