

On the Instructions of Brendan O'Donoghue as Statutory Receiver, RBK Chartered Accountants

RBK

M7

PUBLIC TENDER
FRIDAY 13TH SEPTEMBER 2024 @ 2PM
IN THE OFFICES OF
BYRNE WALLACE SOLICITORS
HARCOURT ST, DUBLIN 2

Newbridge Town Centre

BER E1

BER E2

Strategic Land Bank with Future Development Potential On C. 18.6 Hectares (C. 46 Acres)

KELLSBORO HOUSE

WALSHESTOWN, NEWBRIDGE, CO. KILDARE W12 KN23

JORDAN 

Selling Features:

- Excellent location approx. 1.5km from Newbridge Town centre and close to both the M7 & M9 Motorways.
- Property is currently within the Development Plan boundary for Newbridge with a mix of zonings and with the Newbridge Local Area Plan up for review there is an opportunity to make submissions for revised zonings.
- Compact residence, yard and lands ideal for several different uses.
- Land is all good quality, with extensive road frontage and laid out in several divisions with natural boundaries and mature hedgerows.
- The house although in need of extensive renovation has great potential and retains many of its Period detail.



LOCATION:

The property enjoys a strategic location on the edge of Newbridge, less than 1.5km from the town centre. It has access off a local road and is within walking distance of The Curragh. The general area is dominated with established residential estates including Kilbelin Abbey, Walshestown Park and Curragh Grange.

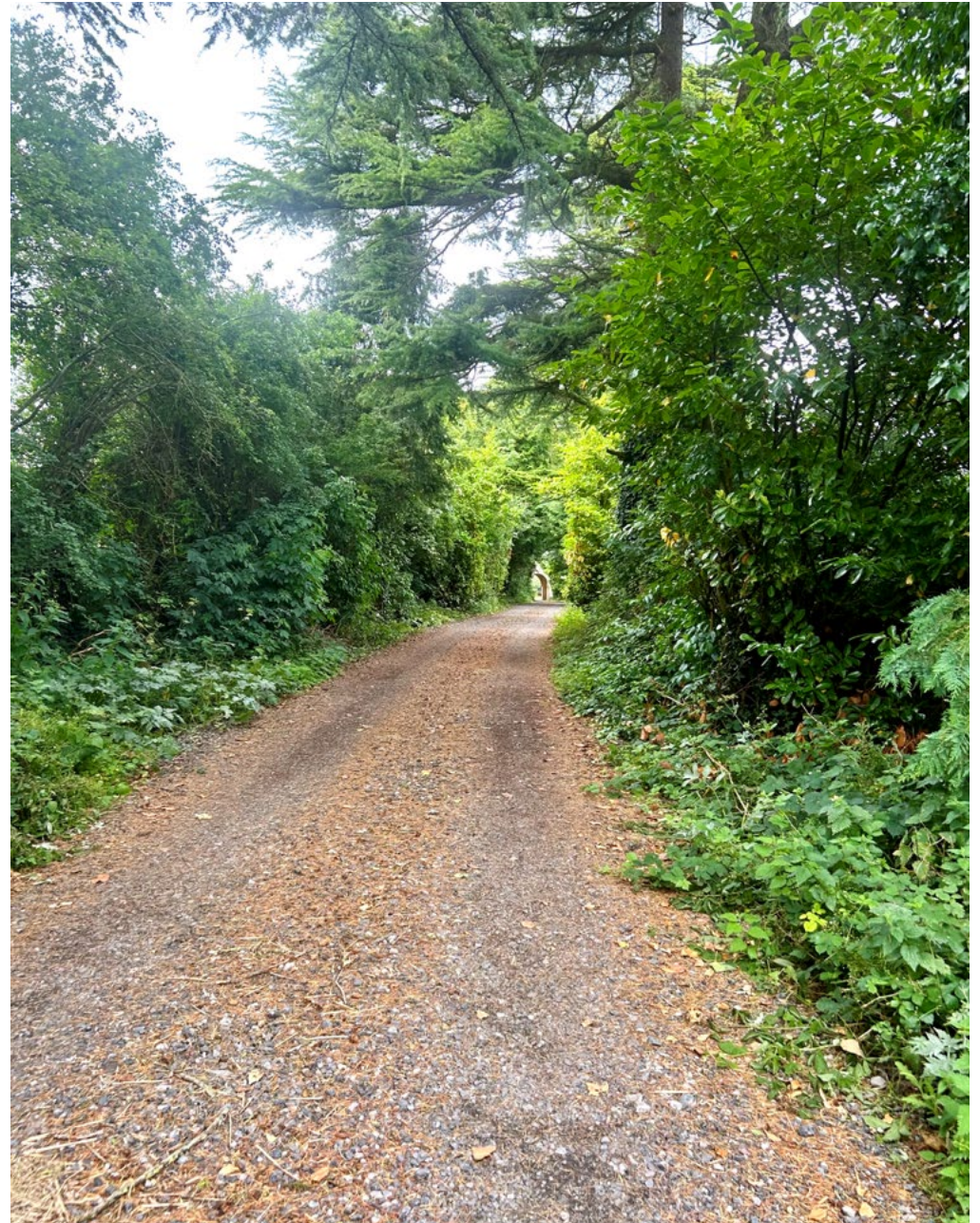
Newbridge is situated approximately 50 kilometres southwest of Dublin just off the M7 Motorway between the adjoining towns of Naas and Kildare on the edge of the Curragh Plains. The town has developed into a substantial residential and commercial commuter destination with c. 25,000 people.

There is an excellent road and rail infrastructure with the bus route available from the town centre, M7 Motorway access at Junction 10 and 12 along with a superb commuter rail service to either Heuston Station or Grand Canal Dock in the City centre.

The area has a wealth of retail activity with Dunnes, Tesco, Newbridge Silverware, Penneys, T.K. Maxx, Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema along with the Kildare Retail Outlet Village which is only a 10-minute drive offering designer shopping at discounted prices.

THE PROPERTY

- Two storey over basement Georgian Residence (c.1870) of c.415 sq.m (4,854 sq.ft) with several fine reception rooms & 4 bedrooms.
- 2-bedroom Gate Lodge at entrance of c.87 sq.m (936 sq.ft).
- Extensive Yard with 25 loose boxes, 3 foaling boxes, sitting up room, tack room, feed room, 2 hay barns and an indoor school.
- 46 acres of top-quality land with mature timber and hedgerows. Extensive road frontage.
- Entire property within the development boundary under the current Newbridge Local Area Plan which is currently up for review and to cover the period 2025 – 2031.
- Mains water, septic tank drainage & electricity all supplied.



KELLSBORO HOUSE

DESCRIPTION:

Kellsboro House on c. 46 acres is likely to attract plenty of interest from Developers due to its strategic location on the periphery of Newbridge, surrounded by established residential estates. Apart from its development potential the property although vacant for many years still retains plenty of charm and may suit somebody looking for a country residence on land.

The main elements of the property are as follows:

KELLSBORO HOUSE:

Approached via stone piers through electric wrought iron gates and a tree lined avenue the Georgian House is a two-storey over basement residence comprising 451 sq.m (4,864 sq.ft). The accommodation consists of a drawing room, dining room, family room, kitchen, sunroom and utility. Upstairs there are 4 bedrooms all ensuite. The basement has 4 rooms and a bathroom.

The house retains many of its fine Period details but requires extensive refurbishment and modernisation throughout.

THE YARD:

An extensive well laid out yard stands to the rear of the residence and includes:

3 foaling boxes, sitting up room and w.c.

25 loose boxes.

2 hay barns.

Feed unit with loft.

Tack room.

Indoor School.

The Walled Garden used as a Stallion Paddock.

GATE LODGE:

The Gate Lodge is situated at the entrance to the property, accommodation consists of a sitting room, kitchen, two bedrooms, and a bathroom giving an overall floor area of 87 sq.m (936 sq.ft).

LAND:

The land surrounds the residence and yard, it extends to approximately c. 18.6 hectares (c. 46 acres). The land is all in grass in about 6 divisions with superb natural hedgerows and shelter. There is extensive frontage onto the Walshestown road.

The lands are within the development boundary for Newbridge and contained with the 2013 – 2019 Local Area Plan (as extended) under several zoning classifications with an approximate breakdown as follows:

- Agriculture: 28 acres
- Neighbourhood Centre: 1.8 acres
- Community & Education: 10 acres
- Open Space and Amenity: 6.2 acres

The Newbridge Local Area is currently up for review and there is the potential to submit for re-zoning of the property covering the period 2025 – 2031.

SERVICES:

Mains water, septic tank drainage & electricity.

FIXTURES & FITTINGS:

All fittings & moveable items are excluded from the sale.



KELLSBORO HOUSE



Legend :

- Local Area Plan Boundary
- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- D: Neighbourhood Centre
- E: Community & Educational
- F: Open Space & Amenity
- H: Industrial & Warehousing
- I: Agricultural
- J: Transport & Utilities
- L: Leisure & Amenity
- O: Department of Defence
- Q: Enterprise & Employment
- R: Retail / Commercial
- V: Equestrian
- Rivers & Lakes
- 500m Intervals from Train Station
- Movement Objectives (Refer to Map 2)
- Lands subject to masterplan
- Setback from the M7 Motorway & Rail Line
- Train Station
- Motorway Signs
- Pedestrian/Cyclist Bridge

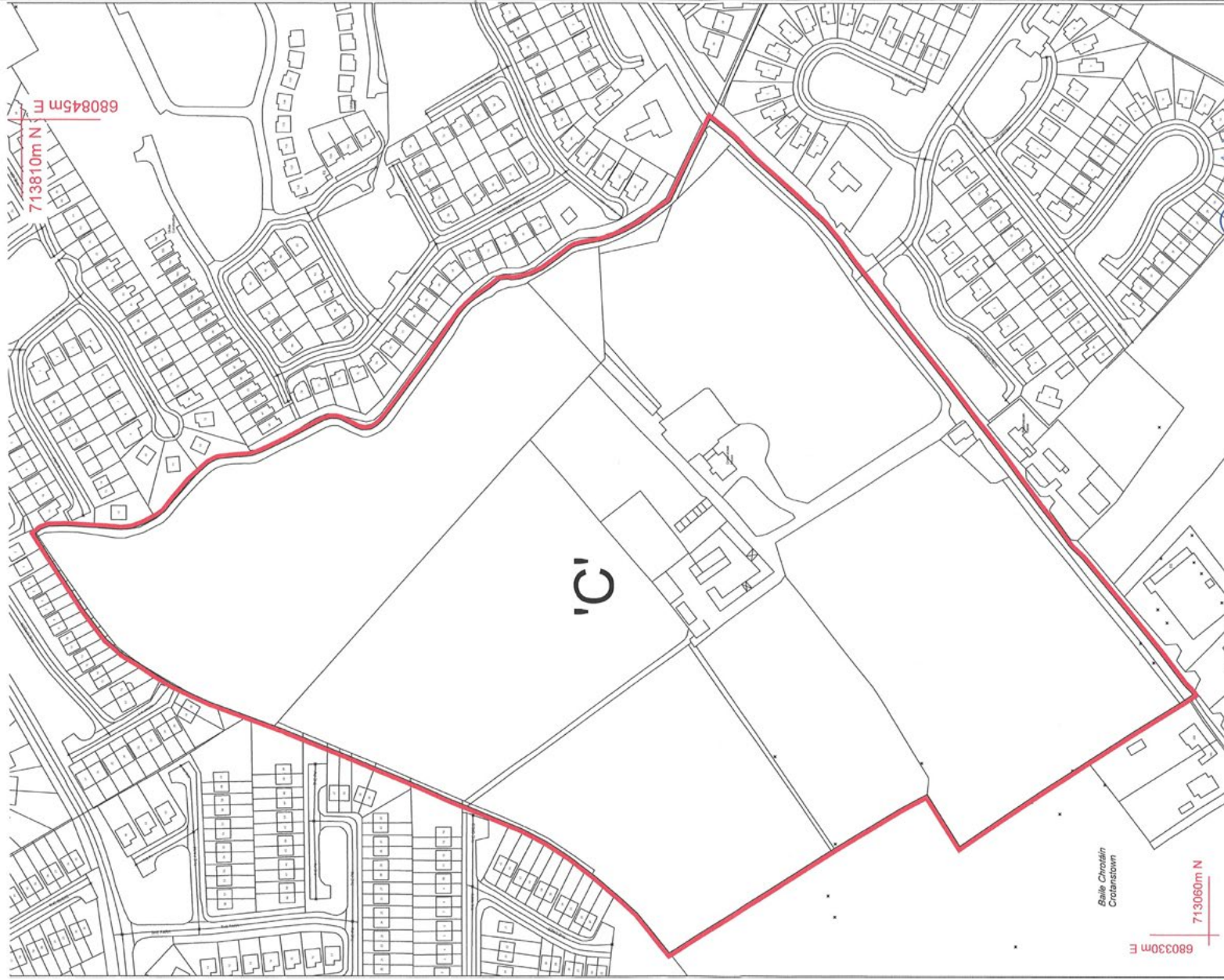
Land Use Zoning Objectives

Date: September 2015	Map Ref: 7
Scale: N.T.S.	Drawing No: 200/13/546
Ordnance Survey Ireland. All rights reserved Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By: DMcN

This drawing is to be read in conjunction with the written statement, objectives and relevant maps



Land Registry Compliant Map



Certified By: *Danny*
Daniel O'Brien-BSc. Land Surv May 2024

1st Registration Map

Location: Kellsboroagh Hse, Wickahinstown, Newbridge,
Co. Kildare, W12 KN23

Area 'C'	Hectares	Acres
	18.646	46.076

OS Sheet No.	Drawing No.
	245-655-
Map Scale:	Date:
1:2500	May 2024
Prepared by:	Crackset:
D O'Brien	D O'Brien
Wickahinstown-04	Wickahinstown-04

This is a Computer Generated Map.
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Coordinates to Irish Transverse Mercator (ITM).

DOB Surveys Ltd.

CHARTERED SURVEYORS

Branagans Cross, Collon

Co. Louth

Tel: 086-8518248

Email: danny@dobsurveys.ie

KELLSBORO HOUSE

BER:

Kellsboro House



Gate Lodge

**TITLE:**

Freehold.

SOLICITOR:

Byrne Wallace, Harcourt St, Dublin 2.
01 – 691 5000 (contact Pádraig Murray).

TENDER DATE:

Tenders to be submitted to the offices of Byrne Wallace Solicitors no later than 2pm on **13th September 2024.**

DATA ROOM:

Registered parties will be able to access a data room which will provide all the necessary documentation.

VIEWING STRICTLY BY APPOINTMENT

📍 Edward Street, Newbridge, Co. Kildare, Ireland.

☎ +353 (0)45 433 550

✉ info@jordancs.ie

🌐 www.jordancs.ie

CONTACT**PADDY JORDAN***Managing Director*

✉ paddy@jordancs.ie | ☎ +353 (0)87 255 1994

CLIVE KAVANAGH*Director*

✉ clive@jordancs.ie | ☎ +353 (0)86 381 8697

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