

MAYNOOTH WEST
NEWTOWN ROAD
CO. KILDARE
FOR SALE



STRATEGIC ZONED LAND OPPORTUNITY - 97 ACRES (APPROX.)

Maynooth West, Newtown Road, Maynooth

97 acres (approx.)

Description

The lands extend to approx. 97 acres (39 hectares) and are located on the western side of Maynooth. Currently in agricultural use, laid out in a number of divisions the lands have a fairly flat topography. The primary access is from Newtown Road and includes a dwelling and cottage with secondary access adjoining Jacksons bridge. Future access is also available from the adjoining housing estates to the west. The lands are bounded to the north by the train line and by the canal, which provides the Royal Canal Greenway to Maynooth town centre and to the east by the well-established residential neighbourhoods of Parsons Hall, Ashleigh Grove, Newtown Hall and Castledawson.

Key Asset Highlights

Zoned Strategic Reserve (SR2) which safeguards the land's readiness to transition into future Transport orientated uses such as residential, aligning with regional development plans and infrastructure projects.

- Maynooth is a historic town that boasts a perfect balance of modern amenities, cultural heritage, and green spaces which positions Maynooth as one of Ireland's most desirable towns.
- Superb connectivity with the M4 Motorway, Maynooth Train Station and planned Dart West+
- Maynooth boasts a young growing demographic with 18% population growth between the 2016 and 2022 Census.
- Significant employers in the area including Intel, Kerry Group, Hewlett-Packard, Kildare Innovation Campus
- Excellent education offering with Maynooth University, St Patricks College and a range of educational facilities in Maynooth



Location

Maynooth is a historic and vibrant university town in County Kildare, Ireland. Located approximately 24km (15 miles) west of Dublin, it is part of the Greater Dublin Area and is a highly sought-after town.

The town provides a range of amenities for recreation, shopping, and leisure. Carton House, a historic estate and luxury resort, is a prominent landmark offering golf courses, spa facilities and scenic parklands.

Maynooth's shopping options include Manor Mills Shopping Centre which hosts a variety of retail outlets, cafes, and services, as well as major supermarkets like Tesco Lidl and Aldi. The town is dotted with independent boutiques, traditional pubs and diverse restaurants, catering to both residents and the student population.

Maynooth provides a significant level of employment with Maynooth University, M4 Business Park, the local town centre and surrounding employers such as Intel, Kerry Group and the Kildare Innovation Campus. Culturally, Maynooth is steeped in history. Landmarks such as Maynooth Castle and St. Patrick's College highlight the town's rich heritage.

Residents also enjoy access to parks, walking trails and the Royal Canal Greenway, providing ample opportunities for outdoor activities.

Overall, Maynooth is a dynamic town that seamlessly blends historical charm with contemporary living. Its strategic location, excellent infrastructure, educational institutions, and diverse amenities make it a highly desirable place to live, work, and study.



Maynooth University



Carton House Golf Club

Connectivity and Public Transport

Maynooth is well-connected to nearby towns and Dublin via excellent public transport infrastructure and road networks.

- **Dart+ West:**
The DART+ West program is a transformative public transport initiative aimed at extending the DART to Maynooth and will further enhance connectivity between Maynooth and Dublin, providing a more frequent, reliable, and sustainable rail service.
- **Roads:**
Maynooth is highly accessible via the M4 motorway which adjoins the southern boundary of the property, providing direct access to Dublin and the west of Ireland.
- **Rail:**
Maynooth train station serves as a major stop on the Dublin-Sligo rail line, offering frequent commuter and intercity services to Dublin Connolly and other destinations.
- **Busses:**
Bus Éireann, Go-Ahead Ireland, and Dublin Bus operate services connecting Maynooth to Dublin, Celbridge, Leixlip, and other nearby areas.
- **Cycling and Walking:**
The town benefits from the Royal Canal Greenway which runs along the northern boundary of the site. There are a number of cycling paths and pedestrian-friendly spaces such as Carton Avenue.



Education

The town is home to Maynooth University, a prestigious institution known for its wide range of undergraduate and postgraduate programs. It also provides for numerous primary and secondary schools, including Maynooth Boys' National School, Maynooth Girls' National School, and Educate Together National School. Secondary education options include Maynooth Post Primary School and Maynooth Community College.

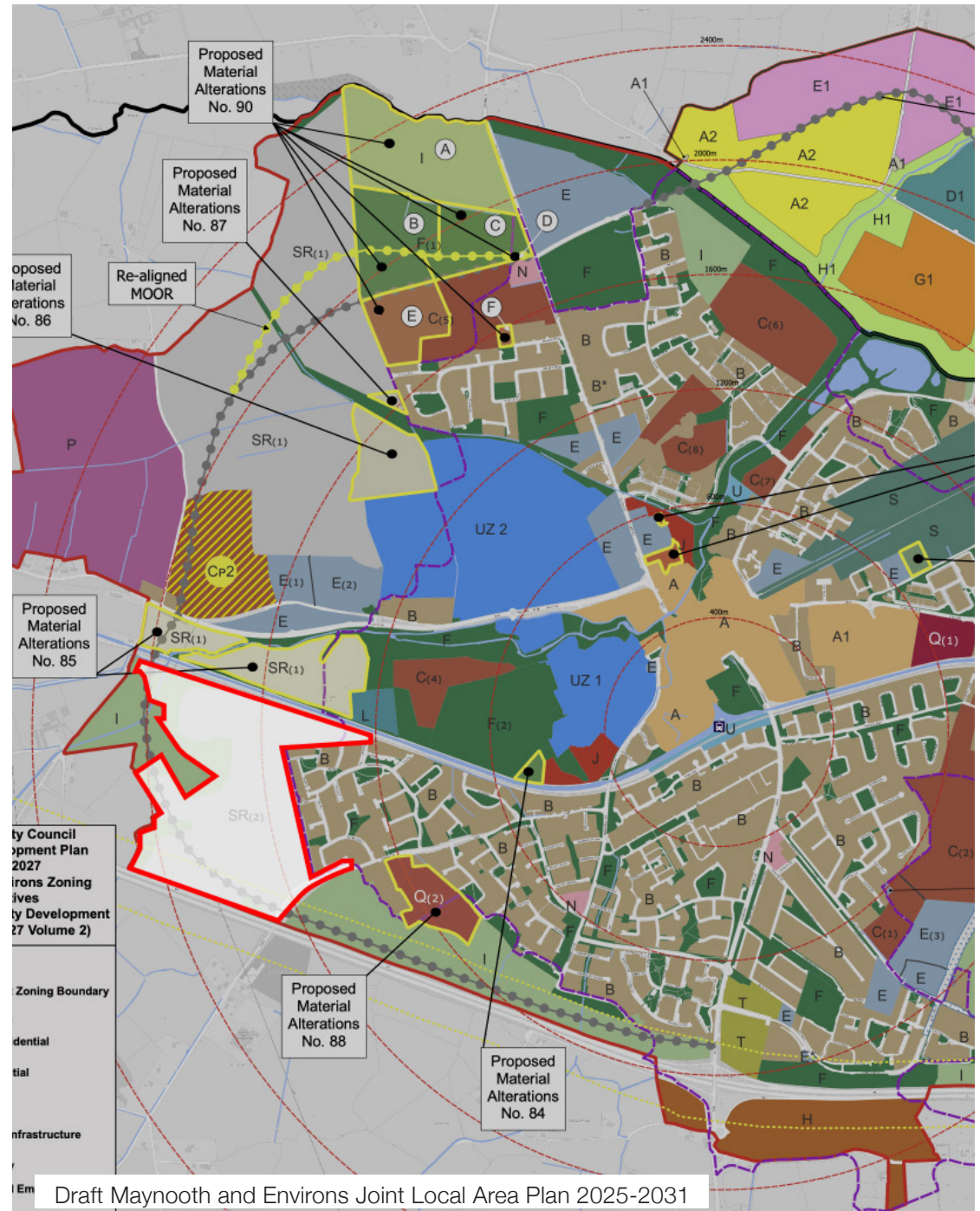
Demographics

Maynooth experienced an 18% population growth from between the 2016 and 2022 census with the population estimated at 17,436 in Q1 2023. Maynooth maintains a young demographic profile with the second highest proportion of 0-24 years olds (38.0%) and 25-44 years olds (33.6%) of any town in County Kildare and above the State average.

Town Planning

The lands will fall under the Maynooth and Environs Joint Local Area Plan 2025-2031 (LAP), which is currently at draft stage. Under the LAP the lands are zoned Strategic Reserve (2) and Agricultural.

The 'SR(2): Strategic Reserve' zoning designation seeks to protect the lands from inappropriate and vulnerable uses, and facilitate key Draft Maynooth and Environs Joint Local Area Plan 2025-2031 key infrastructure projects to support Maynooth West as a Transit-Oriented Developments.





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