



**CAIRN**

Built For Good

# Crèche Opportunity Blessington

*For Sale*

Sorrel Wood,  
Blessington,  
Co. Wicklow

Crèche ●

# Ideally Located

The crèche is ideally located just minutes from the heart of Blessington town and is easily accessible from the N81.

Blessington is a thriving town with a selection of schools, bustling shops & cafés, and several thriving businesses. The new crèche will be within walking distance of a brand new Town Park which will include beautiful green spaces, a playground, an informal playing pitch, a fitness trail, 2 tennis courts and a bowling green.

**6 min walk**  
*to Blessington Town*

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**15 min drive**  
*to Naas*

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## Space for families

Over 450 homes have been built in Blessington in recent years with an additional 1,000+ homes in the planning stages.





# Crèche Overview

## Minutes from Blessington

**Population 5,611 \*.**

The crèche is located next to the new development of Sorrel Wood, minutes from Blessington Town.

## 15 minutes from Naas

**Population 26,180 \*.**

Popular with commuters, Kildare's bustling county town is literally on the doorstep.

## 5,802 sq ft of potential

Ground and first floor crèche extending to approximately 5,802 sq ft.

## Primed and ready

Shell and core condition, ready for occupier fit out.

## Ideal outdoor space

Safe and secure outdoor space to the rear of the building.

## Ample parking

Ample car and bike parking included with 2 electric vehicle charging points and 2 accessible parking spaces.



**Provisional BER:**  
This unit has been built to a BER A3 standard however, due to the shell and core condition a provisional rating of BER G applies. BER A3 subject to tenant full fitout.



\* CSO September 2022





# Blessington *is growing*

Blessington presents a remarkable opportunity for emerging businesses due to its robust growth and strategic initiatives. As Wicklow's designated pathfinder town under the government's new Town Centre First programme, it is set to receive substantial funding for regeneration, fostering a vibrant commercial environment.

With a projected population growth of 9.5% by 2028\*, reaching an estimated 6,145 residents, Blessington is an attractive option for couples and growing families seeking to establish themselves outside Dublin. The upcoming construction of a new post-primary school with a capacity for 1,000 students highlights the town's commitment to accommodating its expanding population.

Furthermore, significant investments have been made in housing, with over 450 homes completed in recent years and 1,000+ homes in the planning stages.

\*9.5% increase from 2022 (Wicklow County Development Plan 2022-2028)



# Site Map

All 94 homes at Sorrel Wood are sale agreed with the scheme nearly fully occupied with families, creating a vibrant community of over 250 residents.

Sorrel Wood offers a choice of exceptionally designed 2, 3 & 4 bedroom terraced, semi-detached and family homes in an unbeatable location.



# *The Details*

Cairn is pleased to introduce a stand alone crèche in Blessington, Co. Wicklow.

This two storey well-appointed crèche extends to approx. 5,802 sq ft (539sq m). Easily accessible it presents an ideal opportunity for those seeking a prime location for childcare services. The crèche is now completed to a shell & core condition ready for occupier fitout.

It boasts a secure large outdoor play area to the rear with stunning view to the Wicklow mountains. It comes complete with ample parking with 20 dedicated car spaces.





## *The Details*



The crèche has been finished to a shell & core condition, with the exterior constructed using Edenmore Antique brick with grey mortar, white render, and cavity building method.

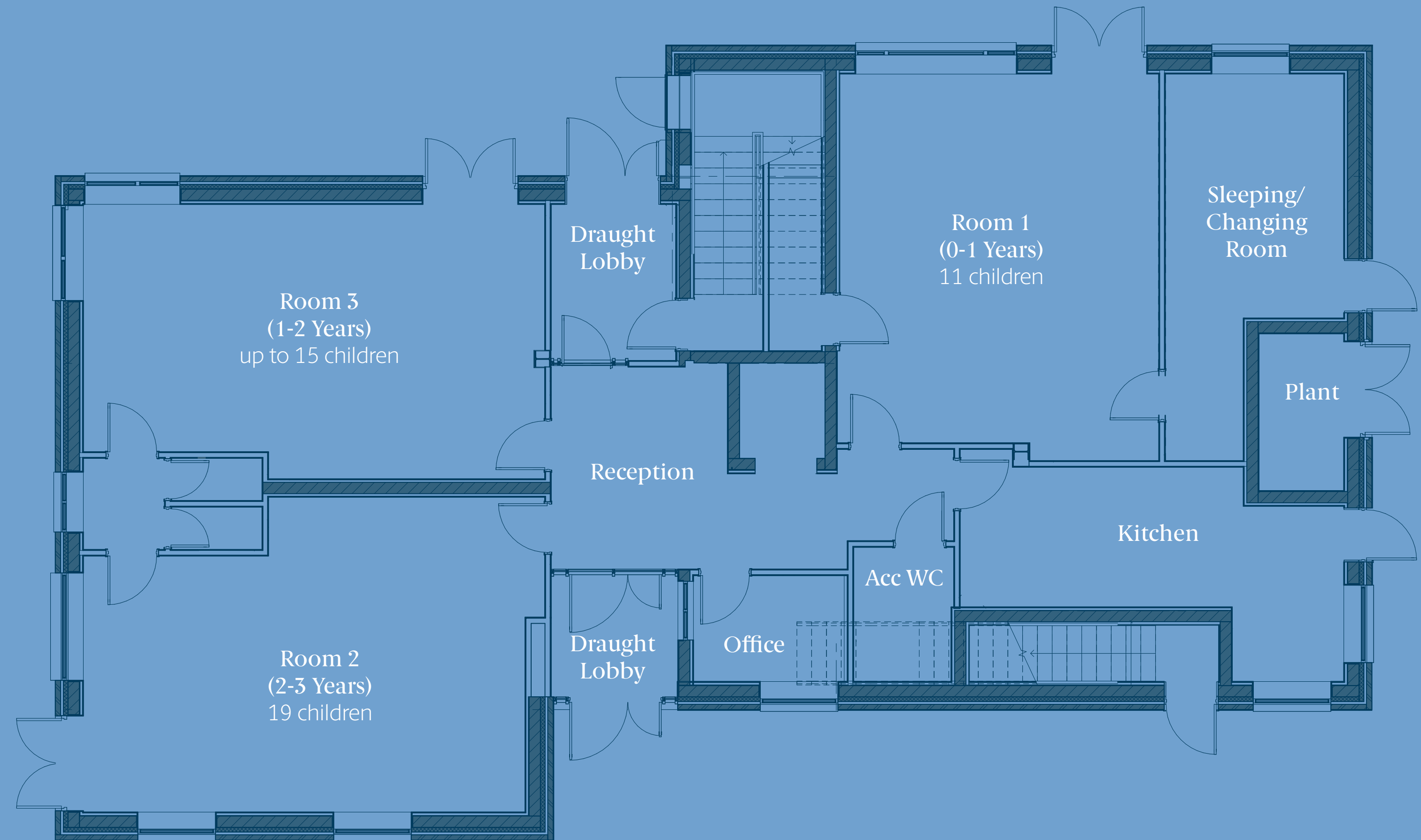


The windows are Munster UPVC double-glazed with a precast concrete window cills. The canopy to the rear of the creche is made of metal cladding in an anthracite finish, while the entrance doors are made from aluminum to match the windows. The roof is pitched and consists of black concrete roof tiles.



# Floorplans

## Ground Floor *c. 2,901 sq. ft.*

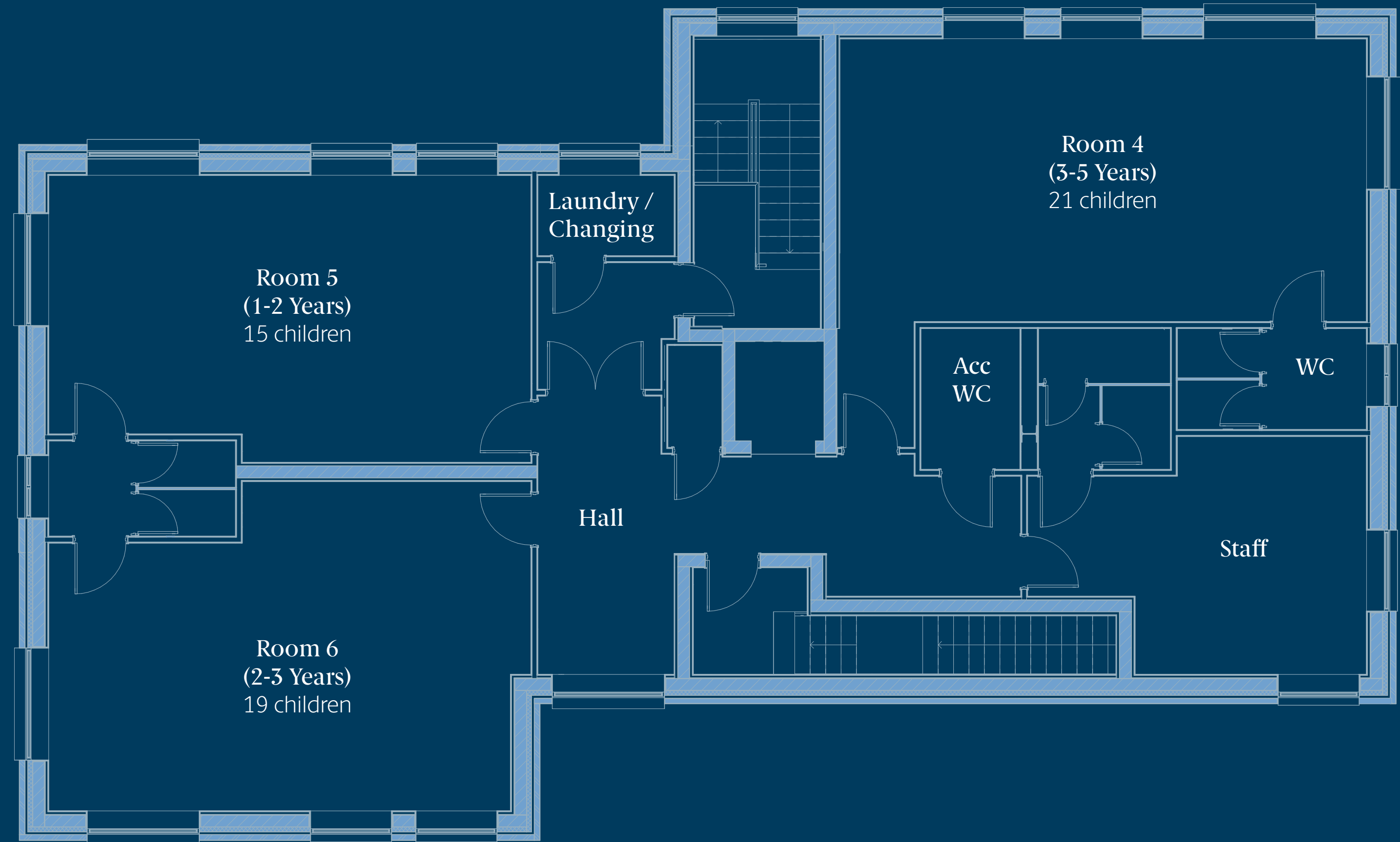


Disclaimer: all layouts are indicative and creche will be built to shell and core condition as presented.



# Floorplans

## First Floor *c. 2,902 sq. ft.*



# The Area

- Existing Housing Estate
- Amenity
- Future Development  
Planning granted
- Future Development  
In final planning stage
- Future Development  
Zoned Residential



# Cairn Delivering Communities



Archers Wood Crèche,  
Delgany, Co. Wicklow

The crèche consists of a large detached unit extending to approx. 6,631 sq ft.

The unit benefits from an extensive play area of 2,734 sq ft and is laid out over two floors.



Elsmore Crèche,  
Naas, Co. Kildare

The crèche extends to approx. 6,562 sq ft over ground floor.

The unit benefits from an extensive play area of 1,550 sq ft.



Harpur Lane Crèche,  
Leixlip, Co. Kildare

The crèche extends to approx. 3,165 sq ft over ground floor.

The unit benefits from an extensive play area of 1,130 sq ft.



Oak Park Crèche,  
Naas, Co. Kildare

The crèche consists of a detached unit extending to approx. 4,252 sq ft.

The unit benefits from an extensive play area of 2,271 sq ft and is laid out over two floors



Parkside Crèche,  
Balgriffin, Co. Dublin

The ground floor crèche extends to approx. 5,673 sq ft.



Linden Demense Crèche,  
Maynooth, Co Kildare

The crèche extends to approx 3,390 sq ft. over ground floor.

The unit benefits from an extensive play area of approx 1,000 sq ft.



# All Things Considered

Since 2015, Cairn has been building a future for good for everyone.

As one of Ireland's leading developers the Cairn name has become synonymous with quality and excellence. Our vision is to lead the future of sustainable development in Ireland by valuing people, building responsibly and creating vibrant places where communities can thrive.

Cairn homes and commercial buildings are built to exceed expectations. They are A-rated, energy-efficient and set in prime locations, with world-class design, planning and innovation central to every development.

We've developed thousands of square feet of commercial and retail space with that design integrity and construction expertise. From retail and commercial spaces through to creches and childcare facilities we've designed and built some great spaces to do business from. To date we have built over 8,000 homes, with over 20,000 people living in a Cairn home.

All Cairn developments feature world-class design, our unique aftercare services, exceptional planning and landscape architecture. In each community we build every element is considered, caring and thoroughly Cairn.

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# Further Information

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