



**Kildare County Council
Comhairle Contae Chill Dara**

Nos.2 & 3 Abbey Road, Naas, Co.Kildare.

Compulsory Acquisition Order 2025 (No.4)

**Kildare County Councils Comments in response
to response received on the 12th September 2025
from John Hipwell**

To

An Coimisiún Pleanála



**Kildare County Council
Comhairle Contae Chill Dara**

Clarification to queries Raised

1. Please see attached copies of correspondence in relation to purchase price and confirmation from Sherry Fitzgerald of the differing valuation amounts as evidence of negotiations breaking down.
2. Kildare County Council received correspondence on the 09th October 2025 advising that they had an offer of sale on the subject properties with a view to having them complete by Easter 2026.
3. Kildare County Council responded on the 13th October 2025, advising that subject to receiving proof of purchase, and commitment from purchaser of works including timeline, we would be agreeable to ceasing Compulsory purchase of properties.
4. Correspondence received by Kildare County Council on the 28th October 2025 advising they would get contracts signed and furnish same. Kildare County Council have received no further correspondence.
5. Kildare County Council have followed up by email, on the 29th January 2026, and again on the 04th February 2026 requesting an update on same.
6. No proof of purchase, or commitment from purchaser outlining works have been received at this office to date.
7. The quotations for works submitted on the 12th September 2025 by Mr Hipwell, are from 2021 and 2023. No contracts of sale have been furnished.

As previously communicated, these properties date back to 2015 regarding vacancy and dereliction. Mr Hipwell purchased these properties in 2016 and subsequently applied for planning in 2019, which was granted on 16/07/2020.

Mr Hipwell has advised on numerous occasions as outlined in our original submission intentions for the properties. Kildare County Council has afforded Mr Hipwell, every opportunity to activate these properties, including as recently as during the course of this CPO. Kildare County Council engaged with Mr Hipwell in



**Kildare County Council
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relation to purchasing the properties, negotiations of which failed to reach and agreement.

A vacant property grant application was received in September 2023 and was approved on 01st November 2023. Works did not commence on the property and the Vacant Property Grant was withdrawn after the time period for works to complete had expired, and no further correspondence had been received.

It is the view that all avenues have been exhausted and no official documentation has been provided by Mr. Hipwell to suggest otherwise.

Kind Regards,

Eileen McGrath

Administrative Officer.



Comhairle Contae Chill Dara

Kildare County Council

From: Clodagh Healy
Sent: Friday 6 February 2026 09:48
To: Clodagh Healy
Subject: FW: Valuation 2 and 3 Abbey Road, Naas W91E5R9 and W91FHV1
Attachments: 2 & 3 Abbey Road, Naas, Co. Kildare val cpo.pdf

From: Seanie Reilly <seanie@sfreilly.ie>
Sent: Wednesday, June 5, 2024 10:30 AM
To: Eileen McGrath <emcgrath@kildarecoco.ie>
Subject: RE: Valuation 2 and 3 Abbey Road, Naas W91E5R9 and W91FHV1

Warning from Kildare County Council IT Department

This email originated from outside Kildare County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Eileen

Please see attached

Mr. Hipwell wanted €400,000 for the entire, €300,000 is my valuation

Thanks
Seanie
0872248507

From: Eileen McGrath <emcgrath@kildarecoco.ie>
Sent: Friday, May 24, 2024 12:48 PM
To: Seanie Reilly <seanie@sfreilly.ie>
Cc: Olive Howe <OHowe@kildarecoco.ie>
Subject: Valuation 2 and 3 Abbey Road, Naas W91E5R9 and W91FHV1

Hi Seanie,

Can you do a valuation for the properties listed, KCC may be interested in acquiring. The owners name is John Hipwell ph: 0868103044 he should be able to provide access to the properties,

Thanks,

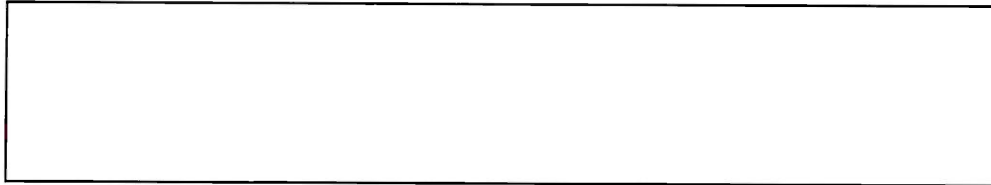
Eileen McGrath,
A/Administrative Officer,
Housing Department,
Kildare County Council.
Ph: 045 – 980765.





Comhairle Contae Chill Dara

Kildare County Council



Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo. Déanann Comhairle Contae Chill Dara iarracht ríomhphoist a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais. Le haghaidh eolas ar do chearta príobháideachta agus ar conas a bhainistimid sonraí pearsanta, logáil isteach ar <https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> Chun do chuid sonraí pearsanta a nuashonrú cuir ríomhphost chugainn ag customercare@kildarecoco.ie Caithfidh tú deis a thógáil don Chomhairle cé thú féin a chinntiú trí cruthúnas céannachta agus/nó seoladh a sholáthar, sula ndéanaimid aon athruithe.

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Comhairle Contae Chill Dara

Kildare County Council

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Kilcara,
Kilteel,
Naas,
Co Kildare,

9th Oct 2025

F.T.A.O.

Ms E. McGrath,
Administration Officer,
Housing Dept.
Kildare Co Co.

Nos 2 &3 Abbey Road, Naas, Co. Kildare.

Dear Ms E. McGrath,

Following your meeting with Councillor Seamus Moore I enclose a valuation from Heffernan Auctioneers & Valuers for the above site

Branach Developments have made an offer for the site and I have accepted their offer. The contract is with Branach's Solicitors now to buy the two houses and renovate them starting in late Oct when legal work is complete on deal and have them refurbished in less than 20 weeks thereafter.

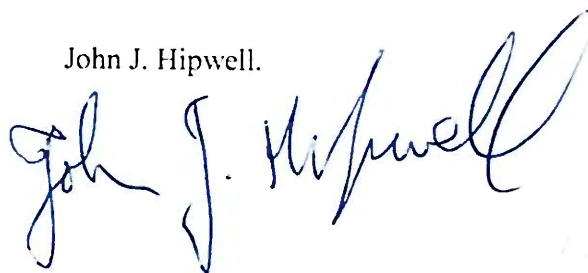
I also enclose a copy of CV for Branach Developments who look very impressive and are local.

These houses are 12 to 15 years lying vacant and if the CPO was withdrawn or deferred for say 6 months, work would start within weeks and occupied by families before Easter 2026.

In effect the proposed CPO is holding up the agreed Sale and subsequent Development.

Yours faithfully,

John J. Hipwell.

A handwritten signature in blue ink that reads "John J. Hipwell". The signature is written in a cursive style with a large, sweeping flourish at the end.

John Hipwell
Eadestown
Naas
Co. Kildare
W91X458

30th of September 2025

Re: Sale of Property at 2/3 Abbey Road, Naas, Co. Kildare, derelict houses Your Client/Ref: Branach Developments Limited

Dear John,

Further to your recent enquiry. We estimate the following value for the above-mentioned property sale:

2 no Residential House derelict on circa. .3 Acre each - €200,000 – Two Hundred thousand Euros each total €400,000 thousand euros

Trusting this is the information you require. If you have any further questions or if we can be of any additional assistance, please do not hesitate to contact us.

Yours sincerely,

Aidan Heffernan MRICS, BSc (Surv)
HEFFERNAN AUCTIONEERS

Company CV – Branach Developments Ltd

Company Name: Branach Developments Ltd
Company Number: 667267 (Ireland)
Registered Address: Thomastown, Caragh, Co. Kildare, Ireland
Director / Principal: Patrick Byrne
Website: www.branachdevelopments.ie

Company Overview

Branach Developments Ltd is a specialist property development company established in 2020, focused on the acquisition and restoration of derelict and vacant housing stock across Ireland. The company's mission is to revitalise underused housing while delivering modern, energy-efficient, sustainable homes that respect architectural heritage and contribute to community regeneration.

With a combined team experience of over 60 years in residential development and refurbishment, Branach Developments has quickly established itself as a leader in sustainable housing renewal, delivering projects that achieve the highest standards in both energy performance and design quality.

Core Competencies

- Restoration of derelict and fire-damaged housing
- Heritage-sensitive redevelopment of historic and vernacular properties
- Delivery of A-rated BER energy-efficient homes
- Planning, design, and construction management
- Community and urban regeneration projects
- Sustainable building practices (Irish Green Building Council member)

Track Record & Completed Projects

- 50+ houses restored (2020–2025): Delivered across counties including Kildare, Westmeath, Meath, Offaly, and Laois, bringing long-abandoned housing stock back into productive use.
- National Property Awards 2023: Winner – Best ESG/Sustainability Initiative of the Year, recognising the company's work in derelict-to-modern home transformation.
- Sustainability Award 2023: Honoured for leadership in green building practices and housing renewal.

Each restored property has been redeveloped to a high modern standard, with A-rated BER certification, contemporary extensions, and complete utility upgrades, while preserving architectural character.

Current Project

Fairview Cottages, Kildare Town (2023–2025)

- Full restoration and extension of 17 derelict cottages (originally built in 1896) adjacent to Kildare Train Station.
- Works include façade restoration, new living space extensions (14–38 m²), upgraded services, landscaping, and pedestrian access.
- Target: A-rated BER certification across the terrace.
- Tenure: Two-bedroom cottages to be released for rental in October 2025 at €2,200/month.
- Heritage Compliance: Development respects adjoining No. 19 Fairview Cottages (protected structure).

Sustainability & Memberships

- Member of the Irish Green Building Council.
- Strong focus on circular economy: re-use of existing housing stock rather than greenfield development.
- Proven delivery of high energy efficiency standards (BER A-rated).

Contact Information

Branach Developments Ltd

Thomastown, Caragh, County Kildare, Ireland

■ info@branachdevelopments.ie

■ www.branachdevelopments.ie



Licence Number: 004645

Proud Members of:





CONSTRUCTION INDUSTRY FEDERATION



**FEDERATION OF
MASTER BUILDERS**

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Comhairle Contae Chill Dara

Kildare County Council

13th October 2025

John Hipwell

Kilcara

Naas

Co.Kildare

Re: CPO No 2 & No. 3 Abbey Road, Naas, Co.Kildare

Dear Mr Hipwell,

I acknowledge receipt of your letter dated the 9th October 2025, the contents contained within are noted.

Kildare County Council are not opposed to withdrawing/putting a hold on the Compulsory Purchase order should proof of purchase and commitment from the purchaser that the properties would be developed, including details of a timeline be furnished to this office.

The main aim of our office is to ensure properties are brought back into use in a timely fashion.

If you can furnish this office with a copy of sale, agreement from the purchaser that works will commence including a timeline of same from their offices/legal representatives. Should the information provided suffice, we would agree a pause to Compulsory proceedings.

Kind Regards,

Clodagh Healy

Vacant Homes Officer

Kildare County Council

Liam Hipwell & Co.

Solicitors
18 Monck Street, Wexford
Y35 FHE2



Telephone: 053-9124711 email: info@hipwellsolicitors.com
DX 142008 Wexford 2

Our Ref: LH/MM/HIP18011/HIP18012/HIP18013

For the Attention of Eileen McGrath, Administrative Officer

Via email / post customerservice@kildrecoco.ie

Town Clerk
Kildare County Council
Devoy Park
Newbridge Road
Naas,
Co Kildare

Re: Sale 2 Abbey Terrace, Abbey Road, Naas, Co. Kildare - €200,000.00

Re: Sale 3 Abbey Terrace, Abbey Road, Naas, Co. Kildare - €200,000.00

John J. Hipwell to Branach Developments Ltd.

My client : John J. Hipwell

Dear Sirs,

Perhaps you can assist in regard to a query from the buyers Solicitors, per copy attached.

In relation to No. 2 Abbey Terrace, I attach copy of your letter dated 2nd May 2013 re right of access.

Would it be possible to provide an updated letter, vis a viz the Purchaser, namely Branach Developments Ltd. (Company No. 667267)?

Dealing with No. 1 Abbey Terrace, (given that a sale is now imminent), could you please provide a clear letter that, subject to the completion of the sale, you will withdraw the CPO.

Yours faithfully,

Liam Hipwell & Co.



Comhairle Contae Chill Dara

Kildare County Council

13th October 2025

Liam Hipwell & Co.

18 Monck Street

Wexford

Y35 FHE2

Re: CPO No 2 & No. 3 Abbey Road, Naas, Co.Kildare

Dear Mr Hipwell,

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The main aim of our office is to ensure properties are brought back into use in a timely fashion.

If you can furnish this office with a copy of sale, agreement from the purchaser that works will commence including a timeline of same from their offices/legal representatives. Should the information provided suffice, we would agree a pause to Compulsory proceedings.

In relation to the right of access, this letter is 12 years old. You would need to apply for a new access letter, and any such letter would need to be obtained from the Roads department or form part of the purchasers planning application.

Kind Regards,

Clodagh Healy

Vacant Homes Officer

Kildare County Council

Liam Hipwell & Co.

Solicitors
18 Monck Street, Wexford
Y35 FHE2



Telephone: 053-9124711 email: info@hipwellsolicitors.com
DX 142008 Wexford 2

Our Ref: LH/MM/ HIP18012/HIP18013

15 October 2025

Via email: customerservice@kildarecoco.ie

Ms. Clodagh Healy
Vacant Homes Officer
Kildare County Council
Aras Chill Dara
Devoy Park
Naas,
Co. Kildare

Re: CPO – Nos 2 & 3 Abbey Terrace, Abbey Road, Naas

Dear Ms. Healy,

I have yours of the 13th October.

I note, subject to terms, you are willing to withdraw the CPO.

I will request the Purchaser to sign the Contracts, at this stage, perhaps on a conditional basis.

I am writing separately to the Roads Department.

Yours sincerely,

Liam Hipwell



Comhairle Contae Chill Dara

Kildare County Council

From: vacanthomes <vacanthomes@kildarecoco.ie>
Sent: Thursday 29 January 2026 12:27
To: 'info@hipwellsolicitors.com'
Subject: Re: CPO – Nos 2 & 3 Abbey Terrace, Abbey Road, Naas

Good Afternoon,

Can I please request an update on the status of the sale of the properties at 2 & 3 Abbey Road, Naas?

Kind Regards,

Clodagh Healy

Vacant Homes Officer | Housing and Regeneration

Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F

Tel: 045 980 694

Website: www.kildarecoco.ie



Comhairle Contae Chill Dara

Kildare County Council





Comhairle Contae Chill Dara

Kildare County Council

From: vacanthomes <vacanthomes@kildarecoco.ie>
Sent: Wednesday 4 February 2026 15:27
To: 'John J Hipwell'
Subject: FW: Re: CPO – Nos 2 & 3 Abbey Terrace, Abbey Road, Naas

Good Afternoon,

Can I please request an update on the status of the sale of the properties at 2 & 3 Abbey Road, Naas?

Kind Regards,

Clodagh Healy

Vacant Homes Officer | Housing and Regeneration

Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F

Tel: 045 980 694

Website: www.kildarecoco.ie



Comhairle Contae Chill Dara
Kildare County Council

