

RUANBEG

KILDARE TOWN CO. KILDARE

c.11 hectares (27.28 acres)

**Development Opportunity –
Zoned Land In An Established Provincial Location**

FOR SALE BY TENDER
Wednesday 30th March 2022
no later than 3 p.m.
in the office of
James A Boyle Solicitors, Kildare Town



PSRA Licence No: 001536



To Dublin Airport



Newbridge



Curragh Racecourse

M7



Curragh Plains



R413

M7



Racing Academy

R445

TO TOWN CENTRE



Kildare Business Park

RUANBEG KILDARE TOWN CO. KILDARE

c.11 hectares (27.28 acres)

DEVELOPMENT OPPORTUNITY -

Zoned Land In An Established
Provincial Location



KEY PROPERTY HIGHLIGHTS



Location - convenient access to M7, M9 & commuter train service.



Within walking distance of the Town Centre and The Curragh Plains.



Site primarily zoned 'New Residential' c.9.59 hectares (23.69 ares).



Potential to deliver over 300 units.



Previous Planning Permission for 204 dwellings, since expired (ref:07/2326).



Kildare Town is a proven selling location with an abundance of shopping and recreational facilities including Kildare Village, The Curragh Plains, National Stud & Japanese Gardens.



Heuston Station is 35 mins on the commuter rail service with a regular schedule





LOCATION:

The property is located on the Old Dublin Road to the north of the Town Centre. It is within walking distance of all local services and facilities. The M7 Motorway (Junctions 12 & 13) is in close proximity to the property and provides a high level of accessibility with travel times to include 45 minutes to Dublin Airport and Dublin City Centre, 95 minutes to Limerick City and 2 hours to Cork City. It also has access to a first-class rail service for commuters, which is within walking distance of the lands, and includes services to Dublin Heuston

(35 mins), Cork (2hrs 30 mins), Limerick (1 hr 30 mins), Portlaoise (23 mins) and Waterford (1 hr 40 mins).

In recent years, Kildare Town has re-invested in its amenities which today provides for a modern community with an established local identity. The town and its surrounding area have several unique assets which sets it out as a major international tourism destination, particularly in relation to its significant heritage and cultural features including the Curragh, Pollardstown Fen, the Irish

National Stud, Japanese Gardens, the newly developed Curragh Racecourse (home to the Irish Classics) as well as the historic town centre.

Kildare Town can be described as a cosmopolitan community in a backdrop of living history. The County of Kildare and immediate area of the subject lands is typified by the Irish National Stud a unique attraction of outstanding natural beauty and home to some of Ireland's most magnificent bloodstock and stunning gardens can be found.

// Superb opportunity to acquire a substantial residential development site in a proven selling location //





DESCRIPTION:

The land is all in the one block, with extensive road frontage onto the old Dublin Road. We estimate that c. 9.59 hectares (23.69 acres) are zoned 'New Residential', c.1.43 acres (0.58 hectares) zoned 'Industry & Warehousing' and circa 0.86 hectares (2.14 acres) zoned 'National Stud / Green Belt'.

The land is regular in shape, currently in several divisions. It adjoins existing residential developments including Ruanbeg Manor and Coolaghknock Gardens on its northern and eastern boundaries.

TOWN PLANNING:

The property is zoned in the Kildare Town Local Area Plan 2012 - 2018. This plan is due to be updated in 2022. The breakdown of the lands as per the current zoning objectives is provided above.

TITLE:

Freehold - legal pack and Tender documents available from Solicitor.



c.9.59 hectares (23.69 acres) zoned 'New Residential'
 c.0.58 hectares (1.43 acres) zoned 'Industrial & Warehousing'.
 c.0.86 hectares (2.14 acres) 'National stud / Green Belt'.





LOCATION MAP



FURTHER INFORMATION:



PSRA Licence No: 001536

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TENDER PROCEDURE

Tender to be submitted to the offices of James A Boyle & Co Solicitors no later than 3pm on Wednesday, 30th March 2022

TENURE:

Freehold.

SERVICES:

Purchasers to satisfy themselves as to service connections and capacity.

PRICE:

On application.

These particulars are issued by Jordan Auctioneers & Chartered Surveyors for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. © Jordan Auctioneers & Chartered Surveyors 2022. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland. PSRA Number: 001536

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