



FOR SALE

**4.55 HA (11.26 ACRES) OF INDUSTRY & WAREHOUSING ZONED
DEVELOPMENT LAND AT MONREAD ROAD, NAAS, CO. KILDARE**

Lisney

KEY PROPERTY HIGHLIGHTS



Well located landholding of approximately 4.55 ha (11.26 acres) situated just off the M7 motorway



Lands are currently laid out in grass with farm buildings and outhouses



The site offers a prime opportunity to develop a commercial scheme subject to planning



The site's location affords convenient access to the M7 motorway, the M50 orbital motorway and Dublin City Centre



Will be of interest to developers and investors given it's strategic development potential and availability of services

NEARBY OCCUPIERS



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LOCATION

The property is superbly located on the northern side of the Monread Road adjacent to the Globe Retail Park and approximately 3km north of Main Street Naas, 26km west of the M50 orbital motorway and 31km west of Dublin city centre.

The immediate area surrounding the property is predominantly mixed use in nature with a number of established and successful retail and commercial parks such as the Monread Commercial Centre and Maudlins Industrial Estate. Mature residential housing estates are also within close proximity to the property.

The site is well connected to public transport with a number of high frequency bus services operating both locally and long distance. There is a bus stop situated 600m east of the site at Naas Industrial Estate. Sallins and Naas train station is located approximately 2.4km north of the property.

Naas is a regional town with a population of approx. 21,393 persons as per census 2016. Naas was identified as a key growth town in the Regional Spatial and Economic Strategy for the Eastern and Midland Region with high levels of population growth expected over the coming years.





NAAS LAWN
TENNIS CLUB

MONREAD LEISURE &
COMMERCIAL CENTRE

MAUDLINS INDUSTRIAL ESTATE

AYLMER PARK

MONREAD COMMERCIAL CENTRE

MONREAD ROAD

GLOBE RETAIL PARK

M7

DESCRIPTION

These well located lands comprise of a predominately regular shaped site extending to approx. 4.55 ha (11.26 acres) situated west of an established retail park and surrounded by a number of established commercial centres to the south and east, a mature residential housing estate to the south and the M7 motorway to the north.

The lands are topographically level in nature and split into three fields which are separated by mature hedgerow. There are a number of farm buildings and outhouses on the east side of the site with frontage onto the Monread Road.

The site is accessed from the Monread Road and has approx. 145 metres of frontage onto the Monread Road.

TOWN PLANNING

The subject lands are zoned H - Industry & Warehousing under the Naas Local Area Plan 2021 – 2027 “to provide for industry, manufacturing distribution and warehousing”.



MILLENIUM BUSINESS PARK

KERDIFF PARK

LARCHFIELD NURSING HOME

AYLMER PARK

MAUDLINS INDUSTRIAL ESTATE

MONREAD ROAD

MONREAD COMMERCIAL CENTRE

M7

GLOBE RETAIL PARK



USES PERMITTED

Garage / car repairs, heavy commercial vehicle park, industry (light), industry (general), motor sales, service station, warehousing (wholesale) / store depot, inter alia.

OPEN FOR CONSIDERATION

Agricultural buildings, car parking (other than ancillary), offices, restaurant, utility structures, inter alia.

TITLE

Freehold title and offered for sale with full vacant possession

BER

N/A.

PRICE

On Application.

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FURTHER INFO & VIEWING



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All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

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