

# LADYTOWN, NAAS, CO. KILDARE c.58 ACRES (23.47HA)

Landbank with Future Development Potential

# FOR SALE

By Public Auction



## LANDS FOR SALE



105224638

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 18<sup>th</sup> APRIL 2018  
IN THE KEADEEN HOTEL NEWBRIDGE AT 3PM (unless previously sold)



Auctioneers, Estate Agents &  
Chartered Valuation Surveyors

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PSRA No: 001536

# LADYTOWN, NAAS, CO. KILDARE

## LOCATION:

The lands are situated on the southern side of the R445 between Naas and Newbridge. This is a pivotal location offering immediate access to the M7, M50, M8 and M9 Motorways. The Sallins Bypass and Third Lane from Naas South to the Waterford turn off/M9 which has recently commenced construction will further benefit accessibility in the area and will include the full upgrade of the Newhall Interchange.

The lands are close to a number of Industrial Parks/ Business Campuses including Naas Enterprise Park (Tougher's), M7 Business Park and Newhall Retail Park. Some of the leading retailers have their primary Irish distribution centres in the adjacent area including Aldi, Lidl, Primark and DSV with Kerry Group & Irish Commercial also close by at Millennium Park.

## DESCRIPTION:

The entire comprises 23.47 hectares (58 acres) of top quality lands, all currently in grass and laid out in 7 divisions. There is frontage onto the R445 and also the Ladytown road. The property is ideal for a number of uses (subject to obtaining the necessary Planning Permission). A compact 3 bedroom bungalow is also included (in need of renovation).

## PLANNING:

The property is currently outside any zoned area or settlement boundary under the County Development Plan 2011 – 2017 but there may be some re-zoning potential in the future.

## SOLICITOR

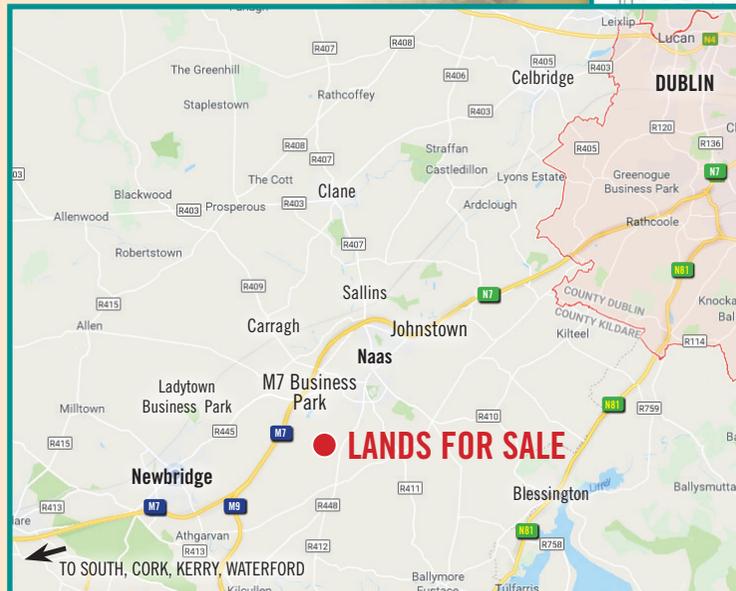
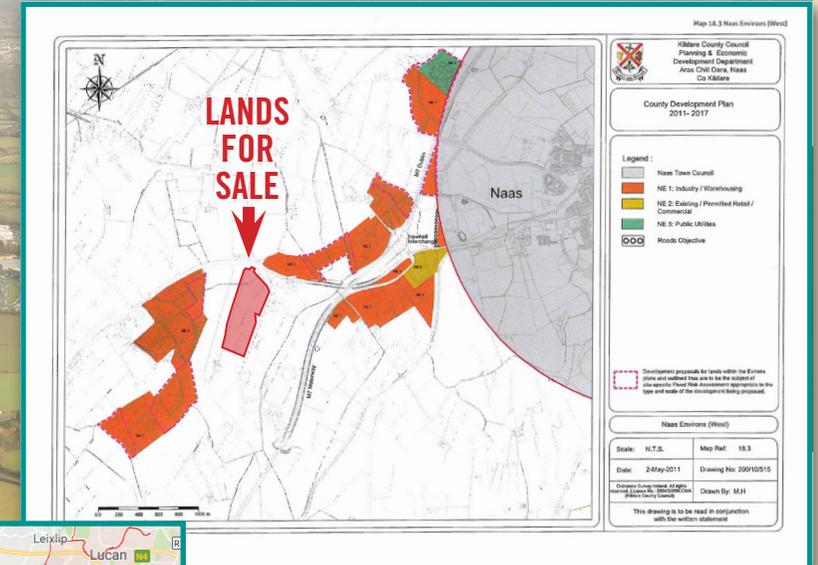
Reidy Stafford Solicitors, Newbridge, Co. Kildare.

## CONTACT:

Paddy Jordan FSCSI, FRICS: [paddy@jordancs.ie](mailto:paddy@jordancs.ie)

Clive Kavanagh MSCSI, MRICS: [clive@jordancs.ie](mailto:clive@jordancs.ie)

LOCATIONS	DISTANCE KM
Naas	4km
Newbridge	6km
M50 (Red Cow)	28km
Dublin City Centre	38km
Dublin Airport	50km
Portlaoise	50km
Limerick	164km
Waterford	130km
Cork	215km
Rosslare Harbour	135km



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Edward Street, Newbridge, Co. Kildare, Ireland. Ph: +353 (0)45 433 550, Fax: +353 (0)45 434 122  
e: [info@jordancs.ie](mailto:info@jordancs.ie) [www.jordancs.ie](http://www.jordancs.ie) [www.myhome.ie](http://www.myhome.ie)