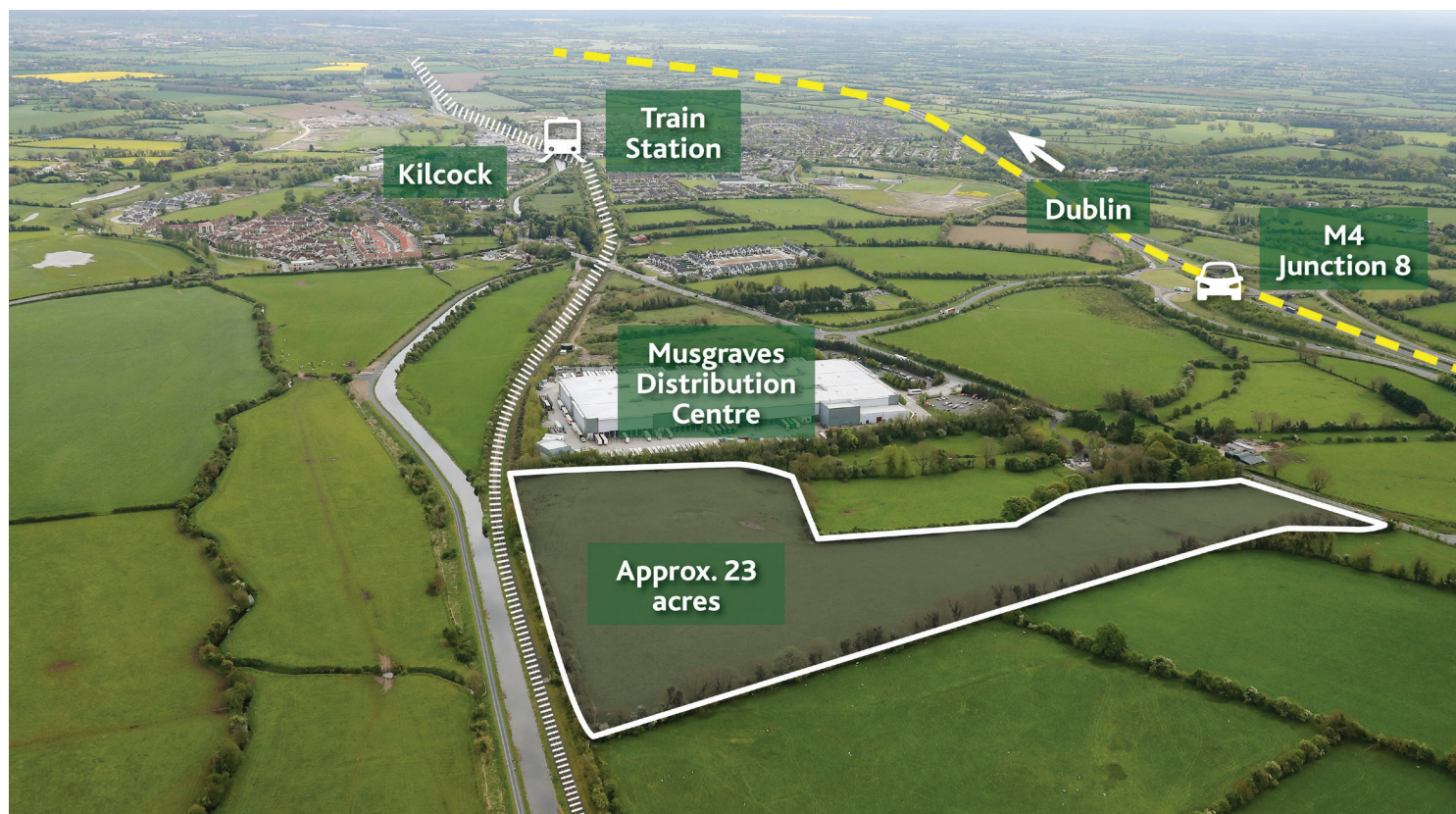


# Development Land

**Coonan**  
PROPERTY



## Approx. 23 acres - Zoned for Light Industry and Warehousing Boycetown, Kilcock, Co. Kildare.

- Approx. 23 acres (9.31 ha) with extensive frontage to a busy approach road (R148) into Kilcock
- Ideally located on the western side of the town for occupiers in the transport and logistics sector
- Kilcock is a pivotal town in the area reaching easily into Dublin, Meath & Kildare
- Numerous Multi-National Employers within easy reach –including Intel Ireland and the Kerry Group
- Easy access to the M4 motorway at Junction 8

**Zoned for Light Industry and Warehousing**  
Extending to  
Approx. 23 acres  
(9.31 ha)

Guide Price:  
**€3.8 million**

**Private Treaty**



# Description

**Coonan**  
PROPERTY

## Location

Kilcock is a service centre for the north Kildare/south Meath area and is a relatively compact town with a medieval street pattern. The town is located primarily between the River Rye Water to the north and the M4 motorway (1.5 km) from town centre. Meath County Council's administrative boundary adjoins the town core to the north.

The environs to the north of the historic core have been designated for major growth within the County Meath boundary with the zoning of large tracts of land (with some presently being developed) for residential development.

It is situated 33 kms from Dublin adjacent to the M4 motorway. The nearby university town of Maynooth is approximately 4 kms to the east. Given the excellent road and rail connections to Kilcock, it is likely the town will continue to grow and develop as a thriving suburb.

Many large employers have established their base in Kildare with Intel Ireland at Leixlip and the Kerry Group in Naas. These companies are now major contributors to the performance of the local and Irish economy.

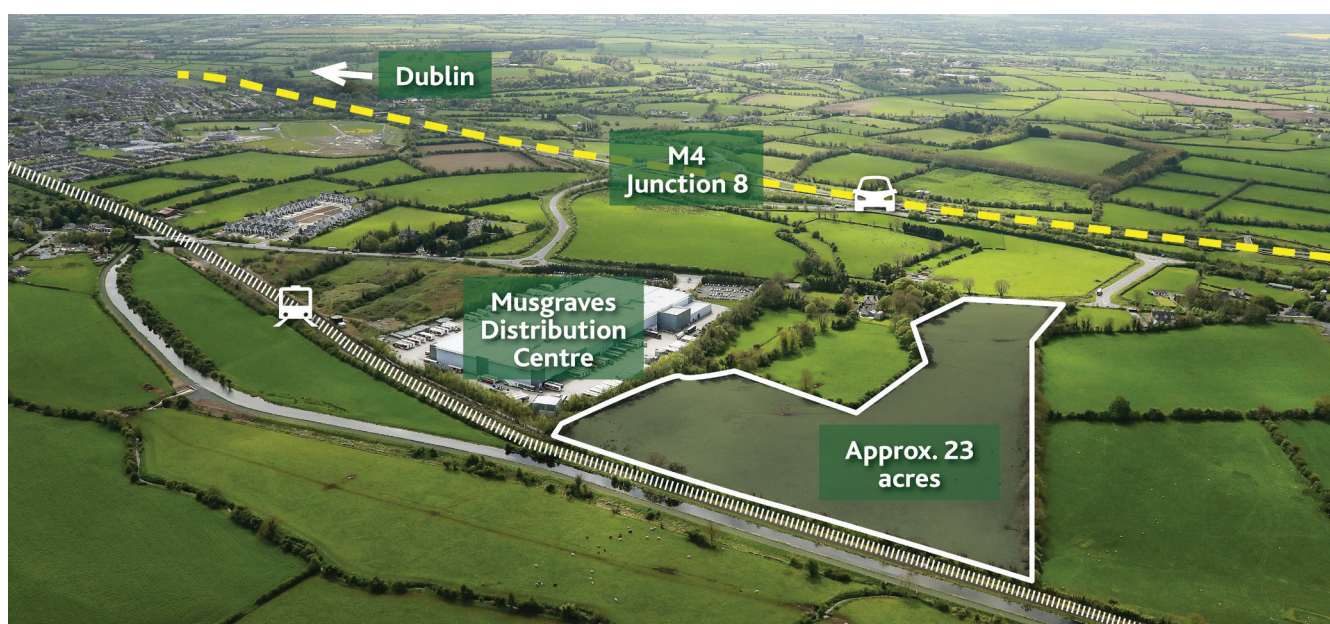
In recent years Musgrave's have established their National Distribution Centre on the western side of Kilcock on the lands adjoining the subject site. In the centre of the town the same company have just recently developed a new shopping centre with Super Valu as the anchor tenant within the development. This also includes a number of smaller retail units to create a modern shopping centre.

Kilcock's proximity to Maynooth, Leixlip, Celbridge and Dublin is a significant asset which continues to influence much of the life and commerce in the town.

## Description

The property is an 'L' shaped land bank with a relatively flat topography that extends to an area of approximately 23 acres (9.31 ha).

The lands are laid out in one division and the perimeter of the site along the northern is made up of mature hedgerows and is well defined fronting the train line. The southern boundary has access to a public road linking to the R148.



# Description

**Coonan**  
PROPERTY

## Zoning

The subject land has a zoning objective "H" in the Kilcock Local Area Plan 2015 – 2021.

To provide for new office, warehousing and industrial development.

This zoning provides for new warehousing and industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone, this includes the provision of a park and ride facility.

**Note:** Any proposed development shall have particular regard to adjacent/ nearby land uses including the following: nursing homes, schools and residential areas.

There is a roads objective identified in the Local Area Plan which runs along the western boundary of the subject lands.

## Services

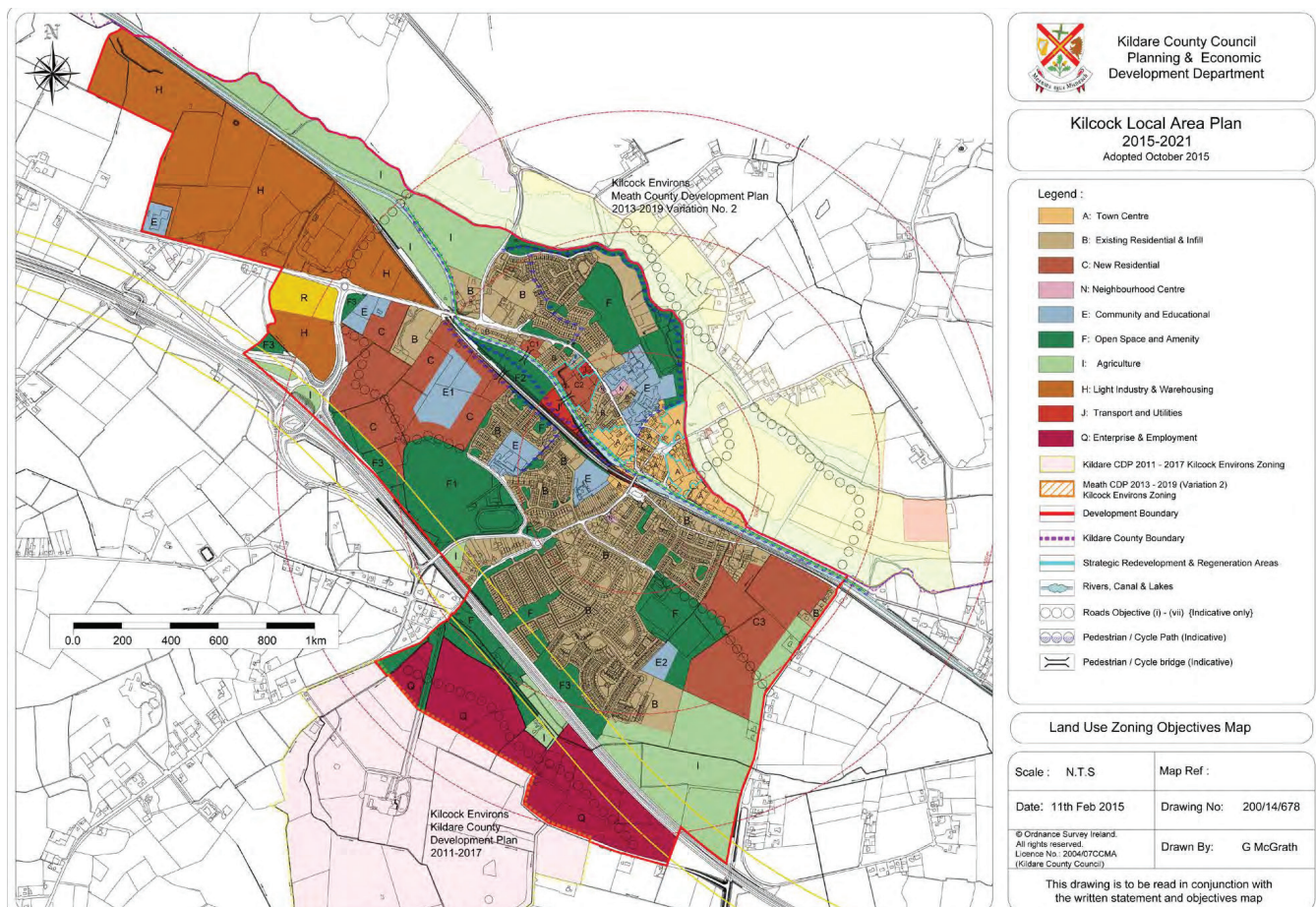
Interested parties are required to satisfy themselves in relation to the availability and adequacy of services.

## Title

The lands are held with freehold title and are for sale with the benefit of vacant possession.

## Viewing

Viewings are to be arranged strictly by appointment through Coonan Property.



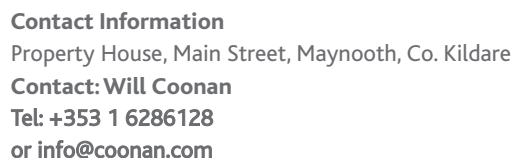
Map 14: Land Use Zoning Objectives Map



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Co-ordinates: 53.407910, -6.693788



The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)

