

FOR SALE BY PUBLIC AUCTION

28 ACRES (11.44 Hectares),

OSBERSTOWN,

NAAS,

CO. KILDARE.

Ref 4185



2.5km Naas, 32km Dublin.

- Lands adjacent to Osberstown Business Park
- All in one division with good road frontage onto 2 roads.
- Previous PP for 374,000 sq.ft Office & Industrial scheme.
 - Good long term potential.

**PUBLIC AUCTION ON FRIDAY 4TH JULY 2014 AT 3PM
IN KEADEEN HOTEL, NEWBRIDGE
(UNLESS PREVIOUSLY SOLD).**

LOCATION:

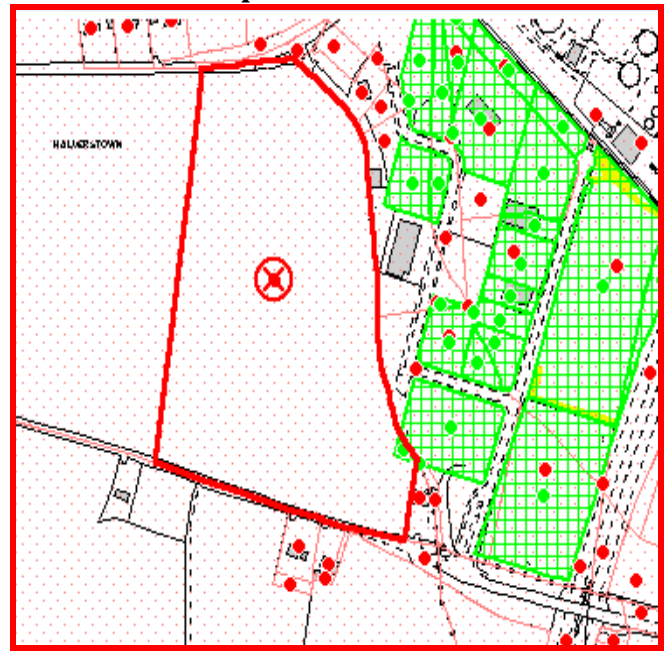
The lands are located on the outskirts of Naas town, just west of the M7 which by-passes Naas along the western axis of the town. It is located north of the Newhall Interchange on the M7 accessible from the R409 which is known locally as the Caragh Road. The site is located within the townland of Halverstown only 250metres west of the Naas Urban District boundary. To the immediate east of the site is the Osberstown Business Park which includes a multitude of industrial units.

The lands are currently in agricultural use in one large open field with mature hedgerows. There are small undulations throughout the land but overall it is a relatively flat. There are two current access points to the lands.

Location of lands in red



Map of lands in red



PLANNING:

We understand that Planning Permission was granted by Kildare County Council after a material contravention of the development plan in September 2010 for a 374,000 sq.ft office and industrial scheme but this was subsequently appealed to An Bord Pleanala and granted with conditions in February 2011. References include Kildare County Council **09/888** and An Bord Pleanala **09.237696**.

SOLICITOR:

Kane Tuohy, Grand Canal Quay, Dublin 2.

SERVICES:

Purchasers to satisfy themselves as to the availability of services

PRICE:

Guide Price €350,000

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