



Castlewarden
Golf Club

EXIT 5

EXIT 6
(Northbound)

EXIT 6
(Southbound)

LOT 2

LOT 1

FOR AUCTION

High Profile Strategic Land Bank on N7

BLACKCHURCH

NAAS ROAD, CO. KILDARE

FOR SALE BY PUBLIC AUCTION

Wednesday, 15th May, 2024 @ 3.00pm

in The Keadeen Hotel, Newbridge.

(unless previously sold)

PRE-Registration Required to Bid

LOT 1: C. 1.93 HECTARES (C. 4.76 ACRES)

LOT 2: C. 37.3 HECTARES (C. 92.16 ACRES)

JORDAN 

TO NAAS

Cork / Limerick / Waterford

Exit 6
(Southbound)

LOT 1

Exit 6 (northbound)

To DUBLIN

LOT 2

EXCEPTIONAL DEVELOPMENT LAND BANK

- Interchange access at Exit 6 (Castlewarden interchange) N7
- Strategic Location
- Close proximity to City West, Naas and M50
- Main Dublin, Cork, Limerick, Waterford artery.

HIGH PROFILE STRATEGIC LAND BANK ON N7, NAAS ROAD

BLACKCHURCH

NAAS ROAD

LOT 1 - c. 1.93 Hectares (c. 4.76 Acres)

**LOT 2 - c. 37.3 Hectares (c. 92.16 Acres),
Blackchurch, Naas Road, Co. Kildare**

THE PROPERTY

The property comprises approximately c. 37.3 Hectares (92.16 Acres) and a smaller lot of c. 1.93 Hectares (4.76 Acres) with frontage on the N7 at the Castlewarden Interchange. The attraction and value of the lands is substantially enhanced by its direct access on to the N7 at the Castlewarden Interchange, one of Ireland's busiest thoroughfares with over 50,000 movements a day. City West lies just c. 12 km from the holding, whilst Naas is located c. 11 km, the Villages of Rathcoole c. 8 km and Kill c. 4.5 km to the east and west respectively. The lands are situated approximately c. 16 km from the M50 and Dublin Airport c. 38 km.

Now that the upgrading of the N7 is complete, the full potential enhanced by this infrastructure can be appreciated and recognised.

There are few landholdings of the magnitude and profile and proximity to infrastructure in the Greater Dublin Area. The proximity of other urban locations at Rathcoole, Kill, Straffan and Naas further enhance the immediate appeal and development potential of the land.

TOWN PLANNING

The lands are covered by the Kildare County Development Plan and are unzoned, however with its tremendous location and easy access, it must have tremendous potential going forward.



ONE OF IRELAND'S BUSIEST THOROUGHFARES WITH OVER 50,000 CARS PER DAY

SERVICES

The interested parties are required to satisfy themselves as to the adequacy and availability of services.

TITLE

Freehold

SOLICITOR

Mr. Tom Stafford, Messrs Reidy Stafford Solicitors, Moorefield Terrace, Newbridge, Co. Kildare.
Tel: 045 432 188

AUCTION REGISTRATION

Intended purchasers are required to register with us and provide proof of funds in order to obtain a paddle board number for bidding.

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CONTACT

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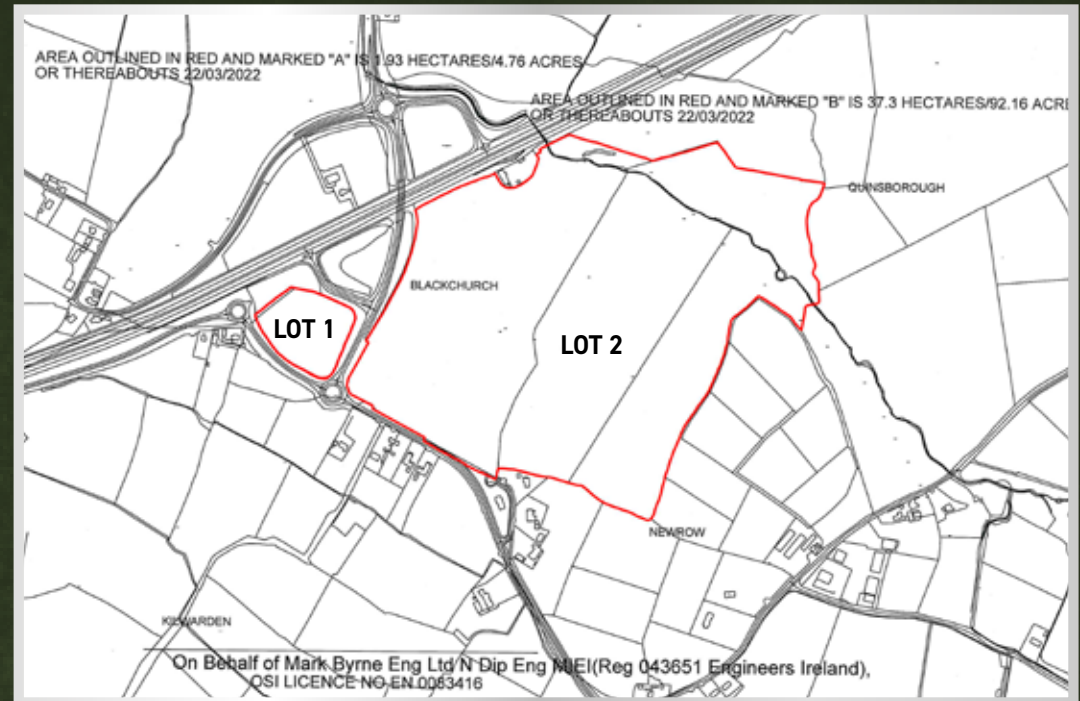
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