

# Development Land



Approx. 29 acres (11.8 ha)  
Zoned Industry & Warehousing  
**Clane Road,**  
**Sallins Co. Kildare**

- Zoned H with an objective for industry & warehousing
- Ideally located on the northern side of the town centre and the junction of the new Sallins bypass
- Easy access to the M7 motorway at the new junction 9A (opening shortly)
- Multi-national employers within easy reach including Kerry Group and Intel
- Unique opportunity with huge scope close to the upgraded M7, Sallins train station and bus routes

Zoned Industry  
& Warehousing  
Approx. 29 acres  
(11.8 ha)

Price on  
Application

Private Treaty

## The Property

The property is a rectangular shaped holding with a flat topography that extends to an area of approx. 29 acres (11.8 ha). The lands are laid out in one division and the western boundary fronts the Sallins/Clane, R407, and the new junction and roundabout giving access to the Sallins bypass and M7 interchange at junction 9A (which is due to open in the near future).

Given that the town is strategically located between the M4 and M7 motorways and the construction of the new by-pass will significantly improve Sallins and the role it will have in the developing County.

The lands for sale are highlighted on the brochure and outlined in white (for identification purposes only).

## Location

Sallins is located approx. 32km south-west of Dublin city centre and 4km north of Naas town centre providing further amenities for residents including Naas Shopping Centre, The Globe Retail Park and The Monread Centre.

The re-opening of Sallins Railway Station in 1994 has led to the re-emergence of Sallins as an important transport centre. Over the last 20 years Sallins has experienced an increase in population, largely attributed to the railway station making it particularly accessible to Dublin city centre and the construction of new residential developments within the town.

The area also benefits from numerous bus routes and good road infrastructure with the M7 and N7 located within a few minutes' drive, providing direct access to the city and southern counties.

The M7 motorway upgrade and interchange are due for completion in 2020. The motorway upgrade will dramatically benefit the subject site as it will provide a much-improved road network from Naas/Sallins to Dublin and all major cities.

The new interchange, which will be located at junction 9A will improve accessibility to the subject lands.

## Services

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

## Zoning

The land is zoned as part of the Sallins Local Area Plan 2016 – 2022. The subject lands are zoned H with an objective for industry and warehousing.

To provide for and improve industrial and warehousing development.

The purpose of this zoning is to provide for industrial and warehousing uses. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of the proposed development and may be acceptable in this zone.

Where employment is a high generator of traffic, the location of new employment facilities at an appropriate scale, density, type and location will be encouraged to reduce demand for travel. Residential or retail uses (including retail warehousing) incinerators/thermal treatment plants will not be acceptable in this zone.



### Specific Objectives

A. Where any Industrial/Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (minimum 30 metres depth incorporating a landscaped berm) shall be provided.

B. The development of lands zoned H will be subject to a Masterplan, to be agreed with the Planning Department, achieving a high standard of layout, landscaping, design and phasing of the overall site, with specific reference to infrastructure, layout and the zoning of lands. The existing mature trees on the landholding shall be incorporated into any design.

## Method of Sale

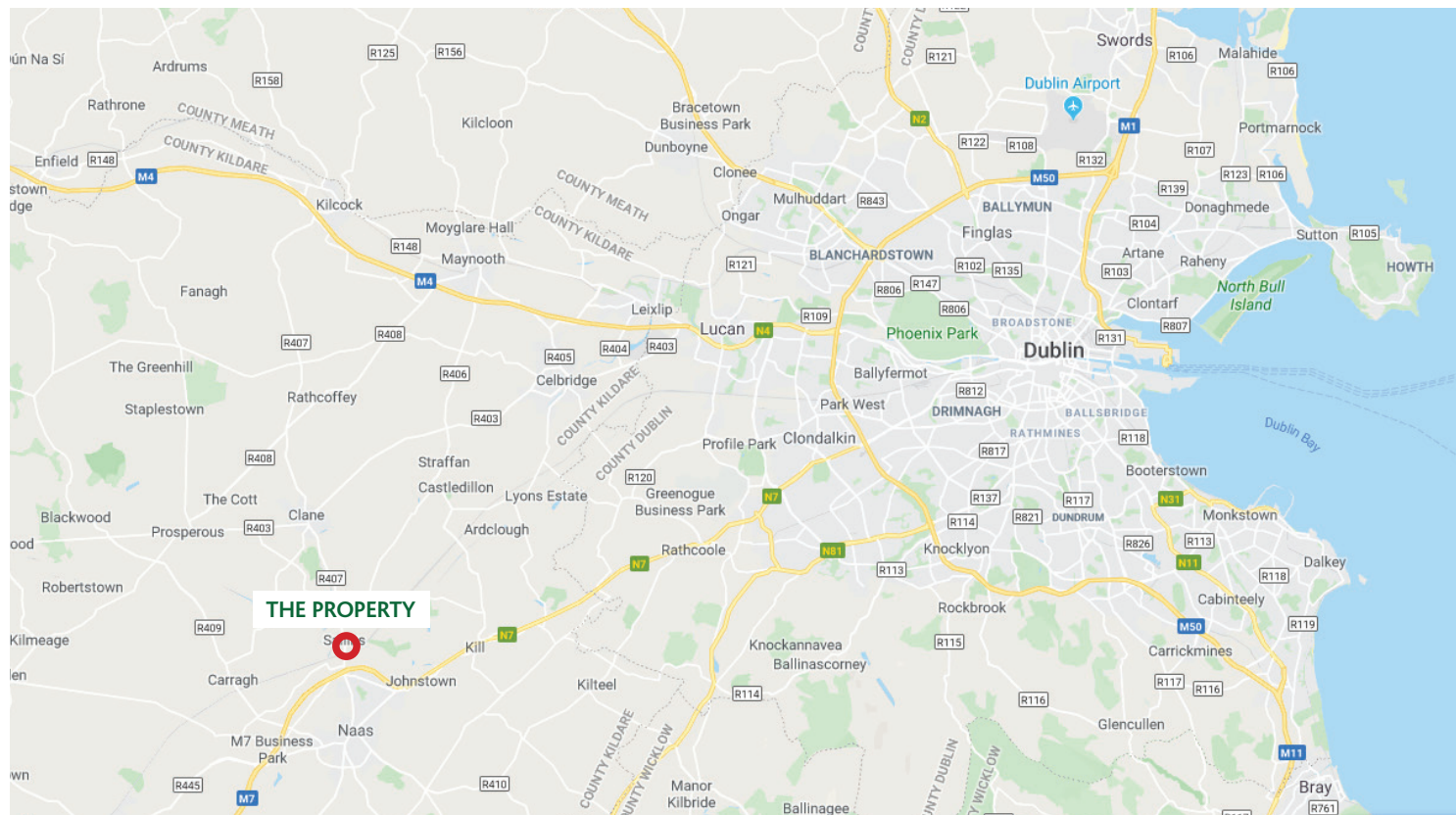
The subject land is being offered for sale by Private Treaty.





# Directions

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## Directions:

From Sallins town centre take the Clane Road, R407, the land for sale is on the right hand side as you leave the town.

**Coonan**  
PROPERTY

Contact Information:  
Will Coonan  
t: 01 628 6128  
e: willc@coonan.com

## Viewing

Strictly by appointment at any reasonable hour.

PSRA registration no. 003764.

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