

LANDMARK HIGH-PROFILE SITE

C. 88 ACRES/ 35.6 HA.



KINGSWOOD CROSS, NAAS ROAD, DUBLIN 22

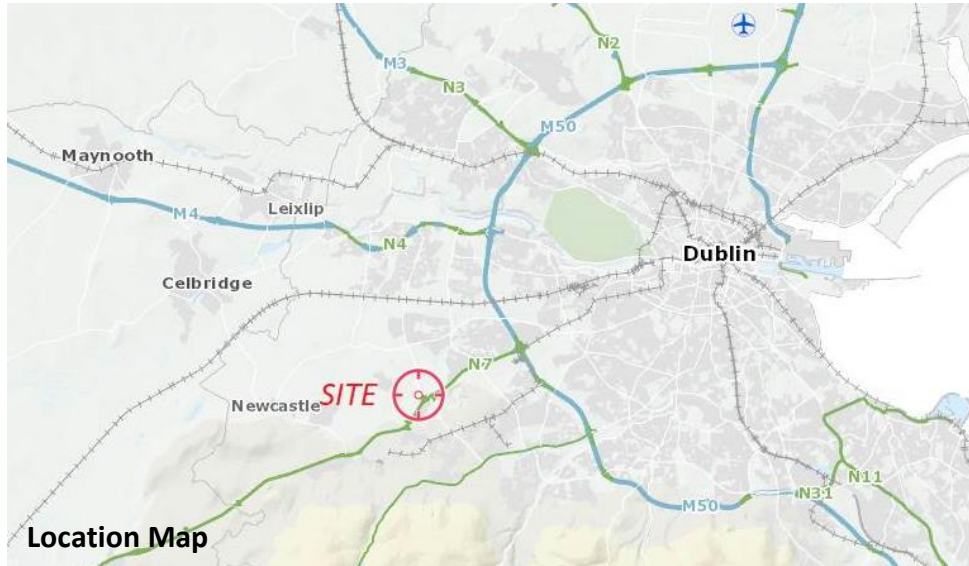
(Available in One or More Lots)

 (01) 490 3201

 www.jpmdoyle.ie

FOR SALE BY PRIVATE TREATY

Unique opportunity to acquire a high-profile site with extensive N7 frontage and instant access to Junction 2 on the N7 (Naas Road).



DESCRIPTION:

This is an excellent opportunity to acquire a high-profile land bank with instant access to Junction 2 of the Naas Road/ N7.

The property extends to c. 88 acres/ 35.6 Hectares of excellent quality land and benefits from extensive Farm Buildings and Yards. The lands are currently in agricultural use, but there is potential for rezoning in the forthcoming South Dublin Development Plan, which is currently under review.

The lands benefit from approximately 1,900 metres of road frontage to three roads, including the Naas Road, and is available for sale in one or more lots.

LOCATION

The lands occupy a high-profile position with direct access onto Junction 7 of the Naas Road and are opposite the Kingswood Business Park. Situated just 13 kilometres from Dublin city centre and 4 kilometres to the west of Junction 9 of the M50 motorway (Red Cow Interchange), this site is perfectly situated for numerous purposes—subject to relevant planning.

The subject property is located opposite Citywest Business Park, which comprises of a 146 hectare campus with a mixture of office, industrial and retail buildings and benefits from facilities such as the Citywest Shopping Centre and LUAS Terminus. Adjacent occupiers include Honda, Topaz, Allstone, Balfour Beatty and NVD (National Vehicle Distribution.) Citywest Hotel, Golf Course & Conference Centre as well as McGettigan's Hotel are also close-by.

The Naas Road N7 benefits from a very large volume of passing traffic and excellent access to the M50 and the west of Ireland.

FOR SALE IN ONE OR MORE LOTS:

Lot 1: BUILDINGS & YARD ON C. 25 ACRES/ 10.1 HA.

Lot 2: LAND C. 54.4 ACRES/ 22 HA.

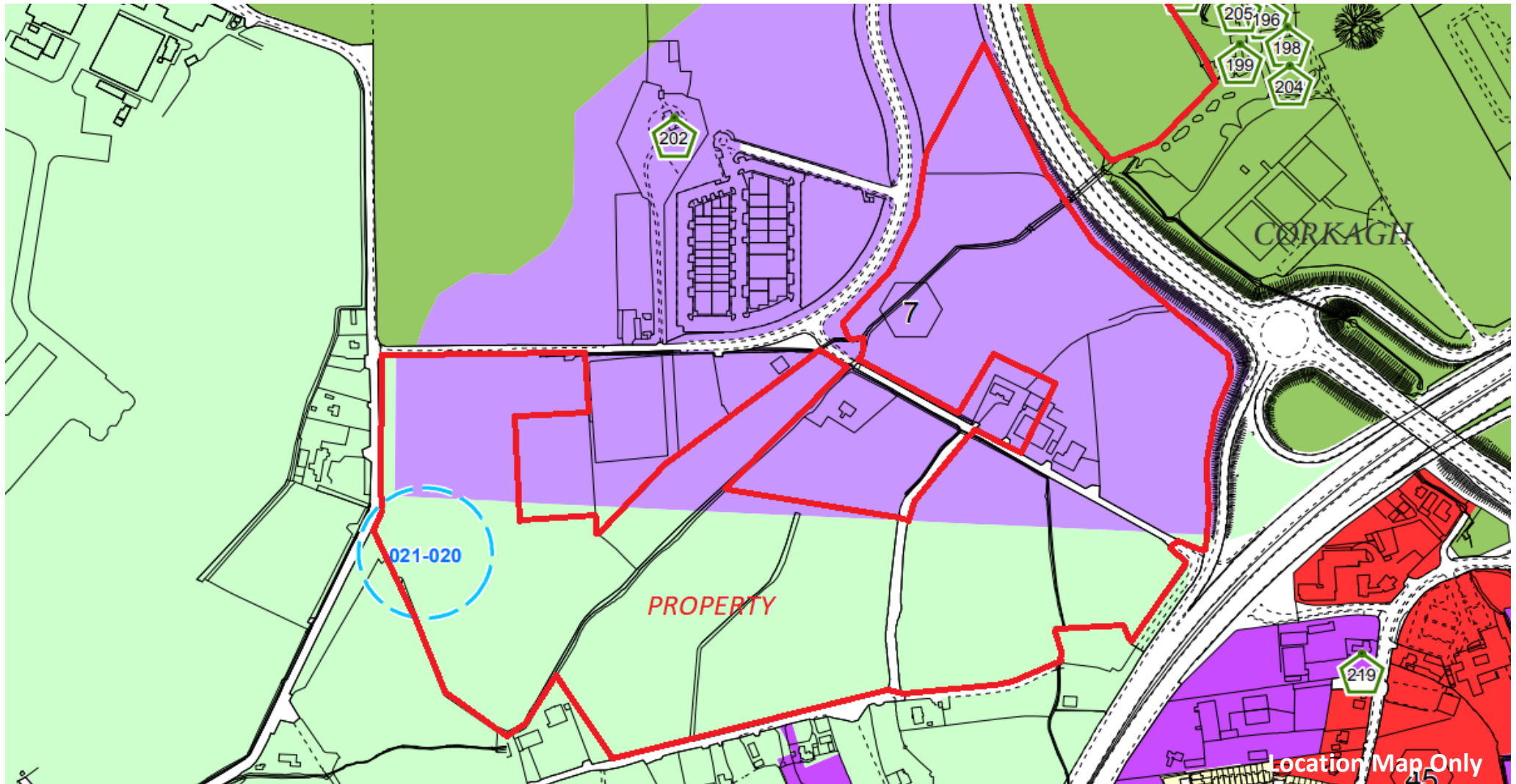
Lot 3: LAND C. 8.6 ACRES/ 3.5 HECTARES

Lot 4: ENTIRE PROPERTY C. 88 ACRES/ 35.6 HA.

TOWN PLANNING/ZONING:

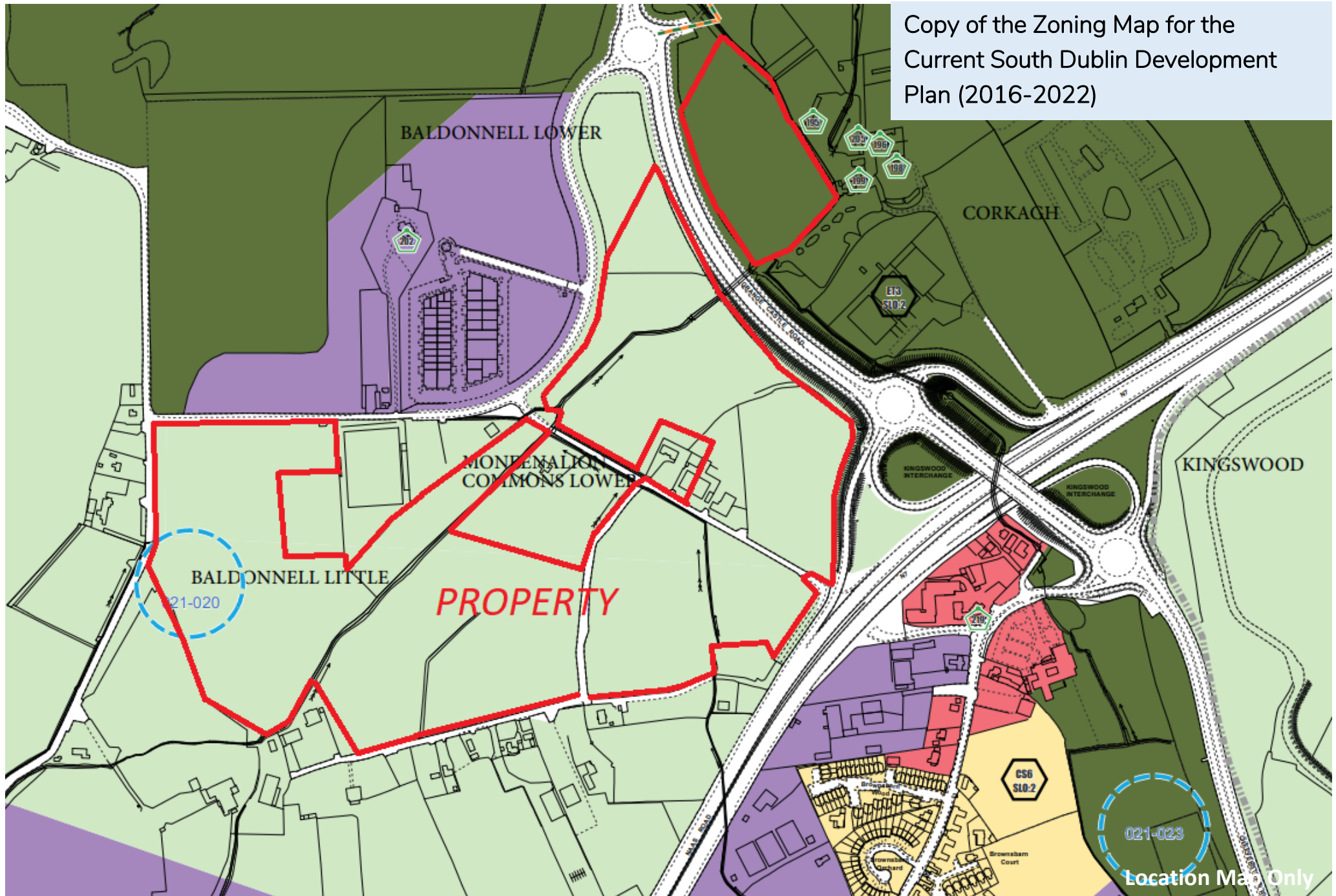
The majority of the lands are currently shown as Zoned 'Objective RU' on the South Dublin Development Plan 2016 to 2022: 'To protect and improve rural amenity and to provide for the development of agriculture', with a small portion Zoned 'Open Space' (c. 8.6 Acres.) This plan is currently under review as South Dublin County are preparing a new County Development Plan that will set out the framework to guide future development.

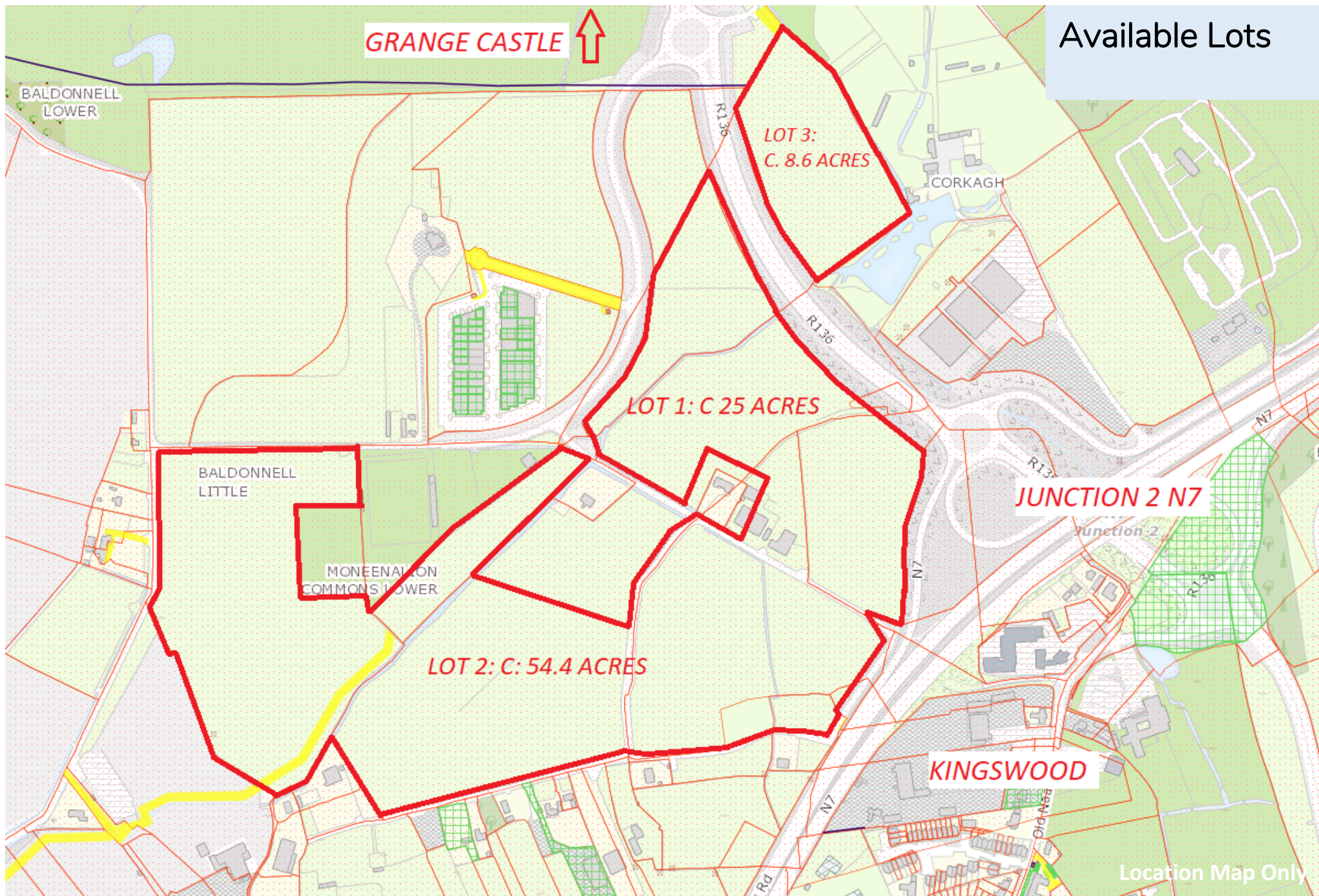
A large portion of the lands were previously shown as Zoned Objective EP3: 'To provide for distribution, warehouse, and logistics and related industry facilities which require good access to the major road network within a good quality environment' in the 2010 to 2016 Development Plan.

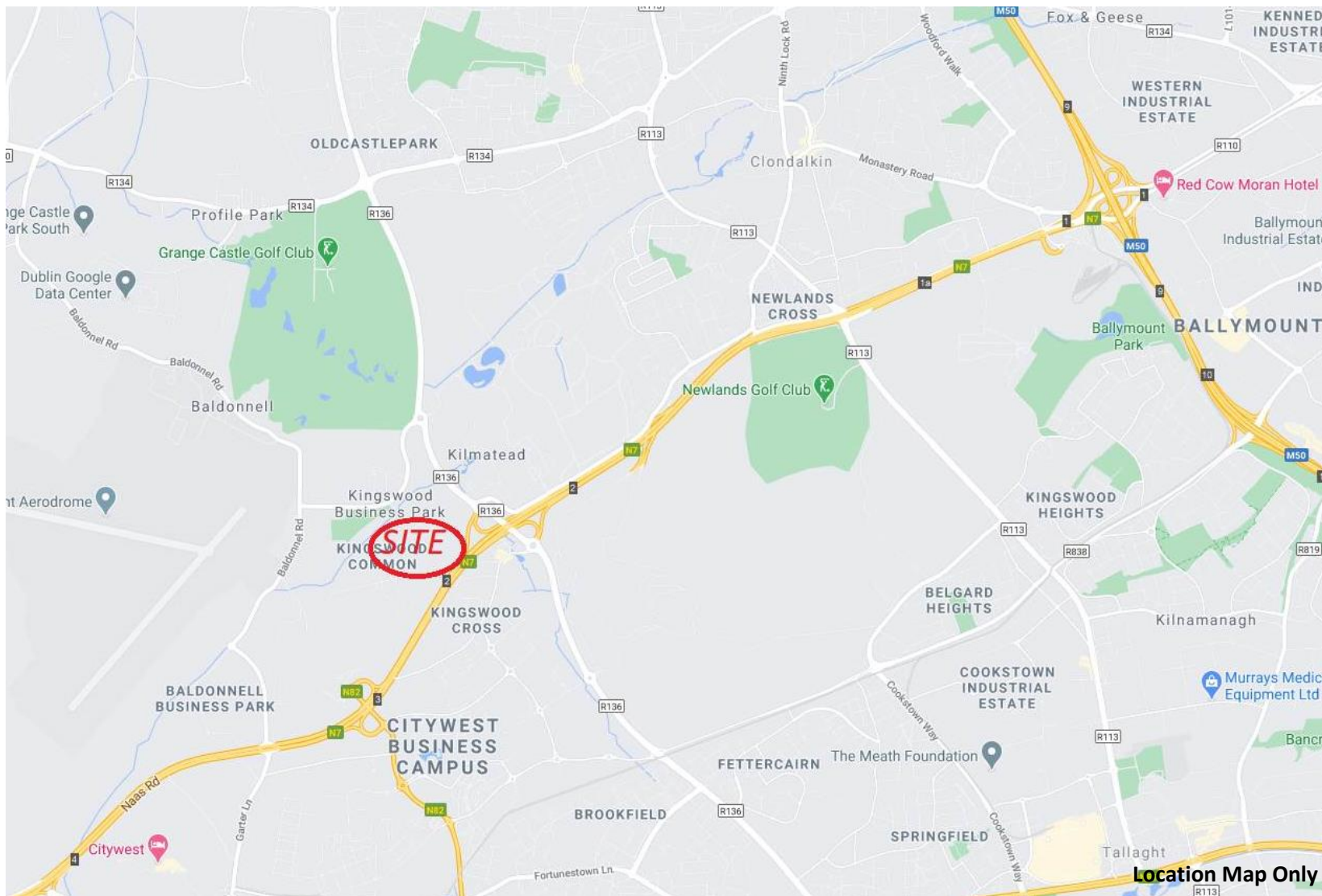


Copy of the Zoning Map for the Previous South Dublin Development Plan (2010-2016)

Copy of the Zoning Map for the
Current South Dublin Development
Plan (2016-2022)







SELLING AGENT:

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002264-003060

Location Map Only

VIEWING: By Appointment Only

PRICE ON APPLICATION



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