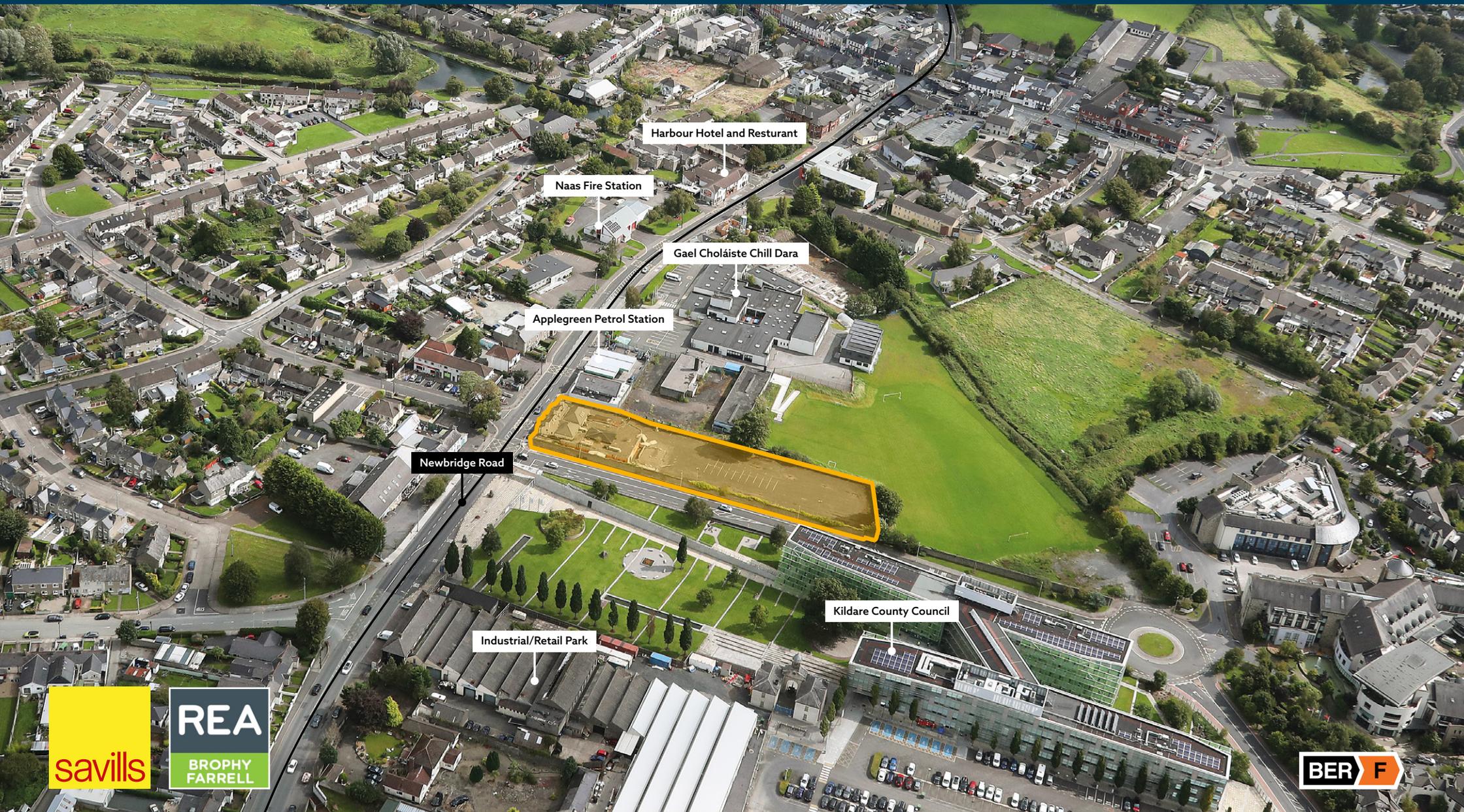


# SWAN DOWLING'S NEWBRIDGE ROAD NAAS, CO. KILDARE

EXCITING RESIDENTIAL DEVELOPMENT  
OPPORTUNITY (S.P.P) OR AS A  
LICENSED PREMISES  
FOR SALE BY PRIVATE TREATY



## Executive Summary

- Prime residential development opportunity located in Naas Co. Kildare
- Existing public house currently on the site, which extends to approx. 0.3 Hectares (0.91 Acres)
- Zoned objective Town Centre, located near Naas Main Street
- Feasibility study demonstrates the potential for a 83 no. unit residential scheme comprising a mix of apartments and duplexes
- 24 Duplexes (21 x 2 and 3 x 3 bed), 59 Apartments (6 x studio, 47 x 1 bed, 4 x 2 bed and 2 x 3 bed)
- Accessible location, approx. 400m from Naas Main Street and 6km from Sallins/Naas Train Station
- Located 2.5km from Junction 10 on the M7

## Location

The subject property is situated in Naas, Co. Kildare. The town centre of Naas includes shops, restaurants, nightclubs and boutiques with well-known businesses such as Supervalu, Boots and Eddie Rockets. Many successful international companies are situated on the periphery of the town, including Aldi headquarters and The Kerry Group.

Naas benefits from excellent education facilities, including 5 secondary schools and many successful sports clubs, including Naas Rugby Club and Naas GAA. There are several equestrian facilities in the area with both Naas Racecourse and Punchestown Racecourse nearby.

There are excellent commuter links to Dublin via the N7 with daily bus routes from the town centre and rail links located in nearby Sallins.

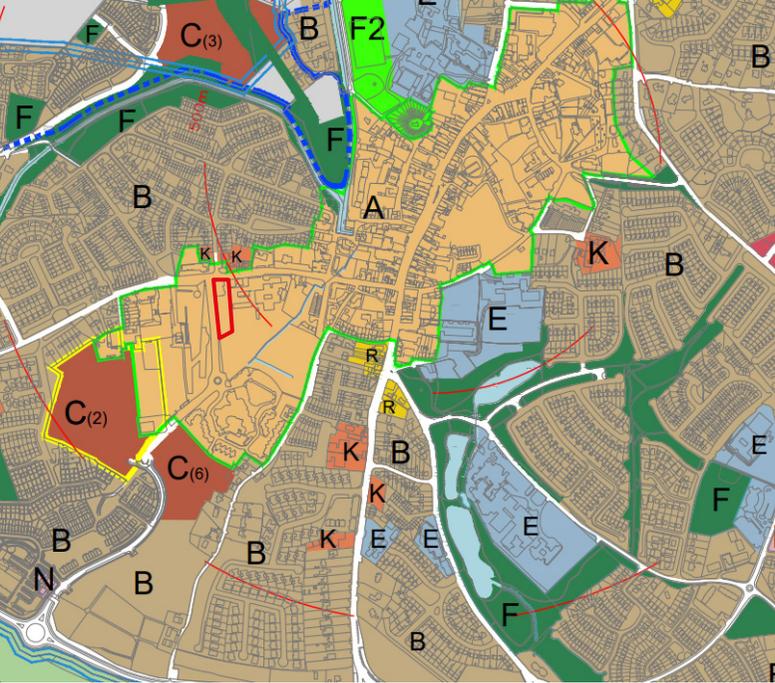


## The Property

The property comprises a rectangular shaped site extending to approximately 0.37 Hectares (0.91 Acres) with 30 metres of road frontage along the Limerick / Newbridge Road. The feasibility study demonstrates the potential for a superb residential scheme on the site.

Alternatively, given the location in the heart of Naas Town, the site presents an opportunity to restore the property to its original use and operate as a Public House.

The property is located directly off of Naas Main Street. The site is bounded to the east by Gael Choláiste Chill Dara secondary school. Located to the south is The Osprey Hotel and Kildare County Council offices are located to the east.



## Accommodation Schedule

DUPLEX APARTMENT			
	No. BED	G.F. AREA (sqm)	TOTAL
Duplex type D-2B-A	2	82.3	7 (10%)
Duplex type D-2B-B	2	97.2	4 (61%)
Duplex type D-2B-C	2	82.3	6
Duplex type D-2B-D	2	97.2	4
Duplex type D-3B-A	1	112.7	1 (29%)
Duplex type D-3B-B	2	112.7	2 (29%)
<b>TOTAL</b>			<b>24</b>

APARTMENT			
	No. BED	G.F. AREA (sqm)	TOTAL
Apartment type A-ST-A	studio	39.45	6
Apartment type A-1B-A	1	50.20	6
Apartment type A-1B-B	1	49.50	28
Apartment type A-1B-C	1	47.30	8
Apartment type A-1B-D	1	52.36	2
Apartment type A-1B-E	1	47.46	2
Apartment type A-1B-F	1	51.84	1
Apartment type A-2B-A	2	79.70	1
Apartment type A-2B-B	2	78.13	3
Apartment type A-2B-C	2	99.45	2
<b>TOTAL</b>			<b>59</b>

## Zoning

Under the Naas Local Area Plan 2021 – 2027 the subject site is zoned objective "Town Centre".

**Town Centre Regeneration** – the established town centre will be the focus for retail, commercial and residential development. Through regeneration, the renewal of key sites and buildings and the restoration of retail and commercial uses centrally, the town centre will continue to act as the town's economic, social and cultural hub.

The footprint of the commercial core will be consolidated and encouraged to expand to both the east and west of Main Street.

### Land Use Zoning Objectives:

"To protect, improve and provide for the future development of the town centre."

### Permissible Uses:

Pub, Restaurant, School, Shop Comparison and Convenience, Retail Warehousing, Car Park, Guest House, Hotel, Hostel, Health Centre, Nursing Home, Offices, Park, Place of Worship.

### Uses for Consideration:

Amusement Arcade, Utility structure, Warehouse Logistics Store, Betting Office, Cinema, Dancehall/Disco, Takeaway, light industrial, Motor Sales.

## Feasibility Study

C+W O'Brian Architecture have designed a feasibility study to reflect the current zoning on the site for a mixed-use, predominantly residential development.

**The proposed development consists of a 'Build-To-Sell' scheme containing a mix of:** Studio apartments, one-bedroom apartments, two-bedroom apartments & duplexes and three-bedroom apartments and duplexes. The proposal also includes a proposed commercial unit and a landscaped podium on the first floor for the resident's access.



## Property Overview



## Licensed Premises

Swan Dowling's also represents an excellent opportunity to acquire a well-established and highly regarded Public House.

The Swan Dowling's Pub comprise a licenced premises which is laid out over ground and first floor.

The ground floor consists of a traditional pub, with two separate bar's. The first floor consists of one bar with dance floor area.

An enclosed rear area accommodating cold room and ancillary stores also providing enclosed beer garden and smoking area.

Importantly, to the rear of the premises is a long rectangular car park, this provides excellent potential for the creation of additional retail / dining / function space in accompaniment to the licenced premises.





## Further Information

### Data Room

For access to the Data Room, please contact the Joint Agent.

### Method of Sale

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

### Title

It is understood that the property is held in freehold.

### BER Rating



BER no. available on request

Energy performance indicator: 800281644

### Services

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

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