



TOWN CENTRE SITE
C. 1.1 ACRE/ 0.45 HA.
Harbour View | Naas | Co Kildare

LOCATION

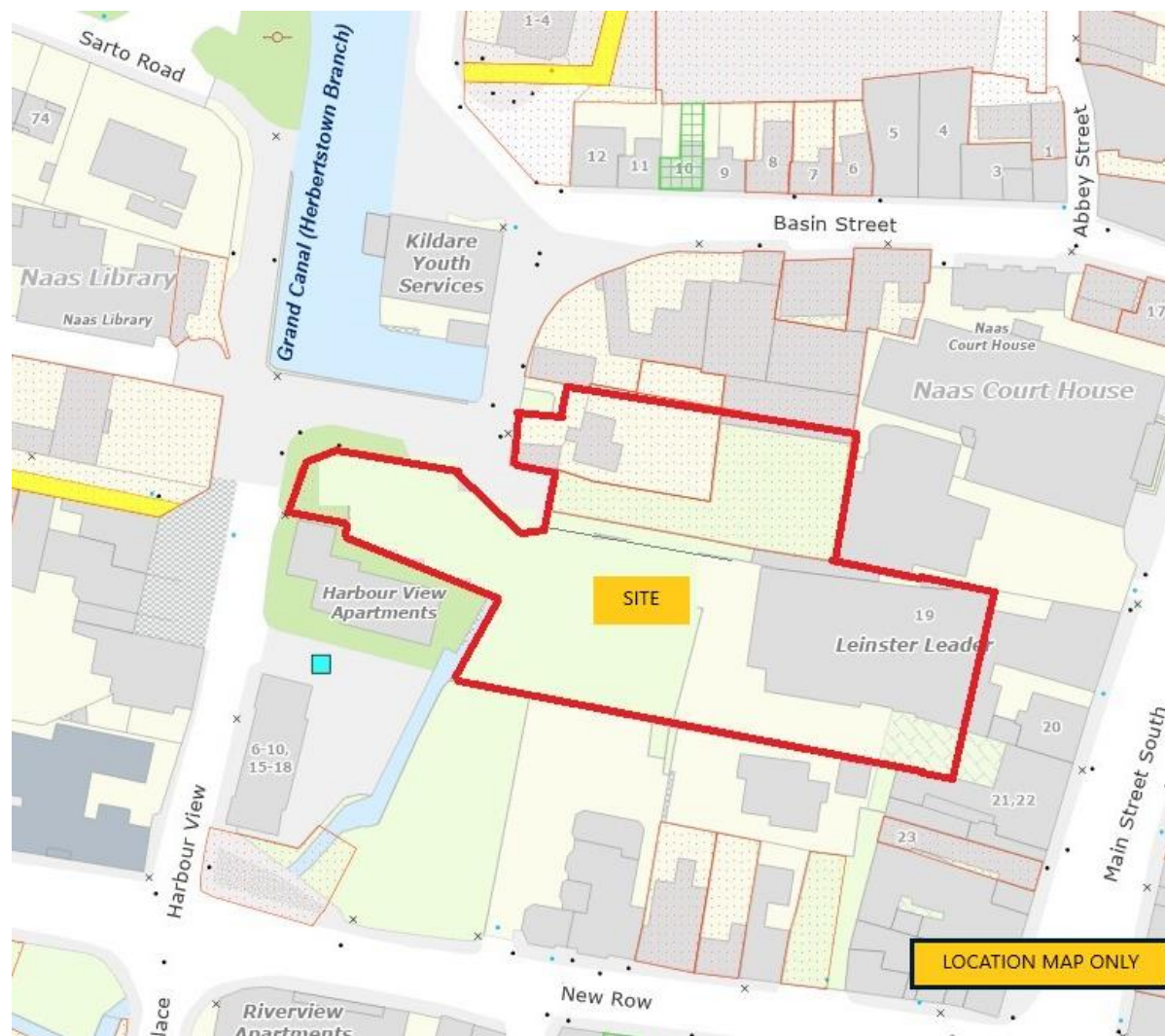
Naas is a vibrant residential and commercial town. Situated approximately 25 km southwest of the M50 Motorway in a sought-after commuter destination with the benefit of an excellent road and rail infrastructure including the M7 Motorway access at Junction 9, bus route in town and a commuter rail service from Naas/ Sallins train station providing commuters with an excellent service to the City Centre.

Naas has a population of approx. 26,000 people and the principal service centre for the wider hinterland being the administrative capital of the County with Kildare County Council, HSE, AIB Bank Centre (Time House), Vista Primary Care and Naas Hospital. Naas is a vibrant commercial centre with lively pubs such as Kavanaghs, Haydens, 33 South Main and Fletchers, along with restaurants to include Vie De Chateau, Bouchon, Gastro 101, Neighbourhood, Lemongrass and Rustic to name but a few.

The surrounding area is predominantly commercial in nature with adjoining occupiers including the Court Hotel, Naas Circuit Court, Bank of Ireland, AIB, Kalu, etc.

Naas has experienced significant residential and commercial development in recent years with large local employers to include Green Isle Foods, QK Meats, Aldi Distribution Centre and the Kerry Foods facility employing c. 1,000 people.

Naas is situated c. 32 km from the City Centre with excellent transportation links just off the N7 three lane dual carriageway providing speedy access to the City along with bus route and train service direct to City Centre either Heuston Station or Grand Canal Dock.





The property comprises of a substantial Town Centre Development Site c. 1.1 Acres / 0.45 Hectare, with the majority a vacant hardcore site and a two storey Three Bedroom Residence (The Yellow House) fronting Harbour View, overlooking the canal harbour and a large former printing works c. 300 sq.mt. (c. 3,230 sq.ft.)

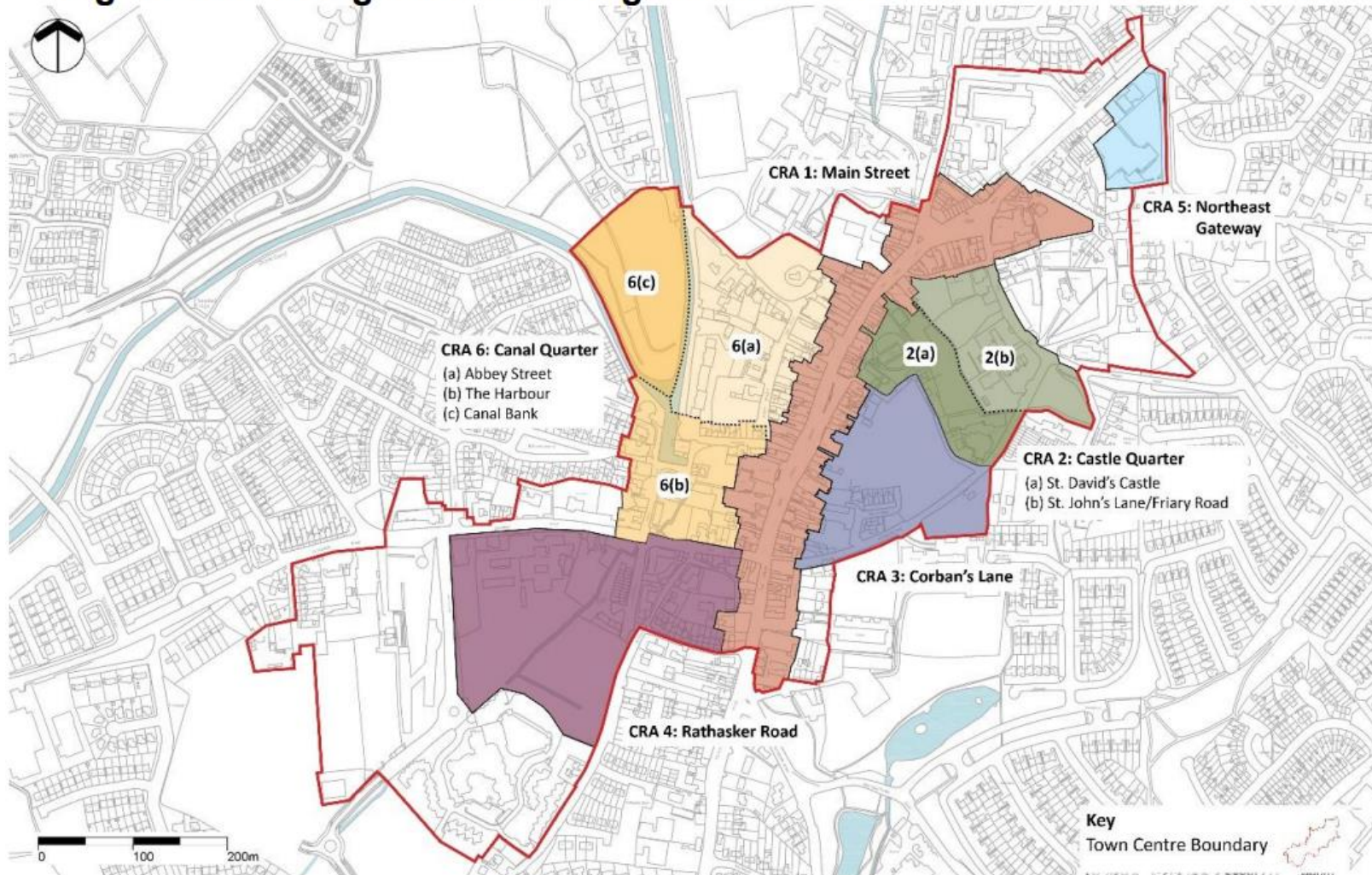






The property is located within areas zoned "Town Centre" - "to protect and prove and provide for the future development of the Town Centre" under the Naas Local Area Plan 2021 – 2027 and within the Canal Area Quarter on the Area action plan.

Figure 10.3 Designated Core Regeneration Areas within the Town Centre



10.4.8. CRA 6: Canal Quarter



The Canal Quarter area of Naas is almost unique in an urban setting. The lands provide an opportunity to deliver an amenity to the town but also offers a connection from the town to the masterplan lands in the Northwest Quadrant. The canal area of Naas is a hidden gem or a potential jewel in the crown for a regenerated town centre for Naas. Set behind the Main Street and the main arteries leading to the town centre, the area is hidden and unknown to many visitors passing through Naas.

Kildare County Council were successful (in 2019) under Call 1 of the Urban Regeneration and Development Fund (URDF) to undertake a comprehensive masterplan for the Canal Quarter lands. This Plan supports the carrying out of such a masterplan in accordance with the Urban Design Concept Framework set out for the CRA. The Urban Design Concept Framework as set out below provides wide-ranging detail on the Canal Quarter given the extensive work completed in advance of the preparation of the more detailed masterplan and public realm plan.

There are a number of **notable restaurants and a coffee house**, along Harbour View, Basin Street and particularly on Abbey Street.

The Harbour provides a **unique sense of place**, with the peaceful and tranquil ambience. It provides a green lung connecting the town to the countryside.

The area is **rich in heritage** and there is an opportunity for the Canal Quarter to make its archaeological, historical and industrial heritage a key centre of focus, and

in the process become one of the most visually attractive and legible districts within the town.

In 2020, a **'Car-free Sunday'** was adopted for the stretch of the Canal from the Harbour to Osberstown. This has proved hugely successful, with estimates that up to 10,000 people have used this route for walking and cycling on a single day. This footfall has encouraged mobile vendors and others to see commercial opportunities as people re-examine the area and its potential.

Challenges and Opportunities

The lands comprising the Canal Quarter are located west of the Main Street and are loosely defined as that area that lies west of Abbey Street, east of Sarto Park, north of New Row and south of Abbey Bridge. Due to its location to the rear of the Main Street, and its changing land use pattern over the years, much of the area is dominated by underutilisation, vacant buildings, site clearance/brownfield sites interspersed with some residential, community and occasional commercial units. However, the area lacks the vitality and vibrancy that it could achieve, just a stone's throw away from the Main Street.

The area displays a significant number of positive attributes, as outlined below: There is a **well-established residential area**, to the west, at Sarto Park, an attractive row of modest single storey terrace cottages along the north side of Basin Street and a good mix of apartments and single storey residences on the east bank of the canal and Abbey Road.

There are **important civic, and community uses** established in the area, including the Library, Health Centre and Youth Services (at the Harbour), Courts Service (with the Court House on Main Street, but with service access from Basin Street), Citizen's Information Centre (Basin Street), and on Abbey Street, there is the Moat Theatre and the former Town Hall, which is being developed into a new civic and cultural centre.

FOR SALE BY PRIVATE TREATY

Guide Price:

€1,500,000

AGENT:

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