

48.75 ACRES (19.73HA), MOORETOWN, NAAS, CO.KILDARE

STRATEGIC LANDBANK WITH FUTURE DEVELOPMENT POTENTIAL

FOR SALE

By Public Auction



FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 18TH APRIL 2018
IN THE KEADEEN HOTEL NEWBRIDGE AT 3PM (unless previously sold)

JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

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PSRA No: 001536

SUPERB LOCATION WHICH WILL BE FURTHER ENHANCED WITH UPGRADE OF NEWHALL INTERCHANGE

LOCATION:

The lands are situated on the southern side of the R445 between Naas and Newbridge. This is a pivotal location offering immediate access to the M7, M50, M8 and M9 Motorways. The Sallins Bypass and Third Lane from Naas South to the Waterford turn off/M9 which has recently commenced construction will further benefit accessibility in the area and will include the full upgrade of the Newhall Interchange.

The lands are close to a number of Industrial Parks/ Business Campuses including Naas Enterprise Park (Tougher's), M7 Business Park and Newhall Retail Park. Some of the leading retailers have their primary Irish distribution centres in the adjacent area including Aldi, Lidl, Primark and DSV with Kerry Group & Irish Commercials also close by at Millennium Park.

DESCRIPTION:

The entire comprises 19.73 hectares (48.75 acres) of top quality lands, all currently in arable use and laid out in 4 divisions. There is extensive frontage onto the R445 and the property is ideal for a number of uses (subject to obtaining the necessary Planning Permission).

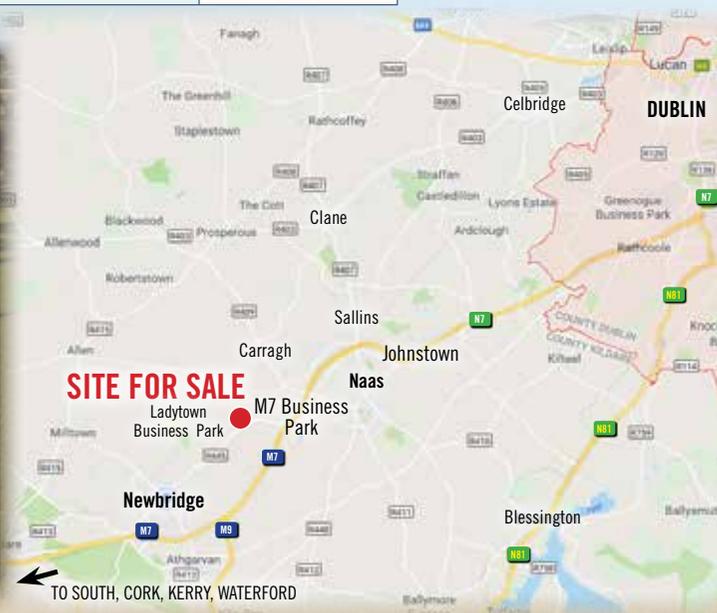
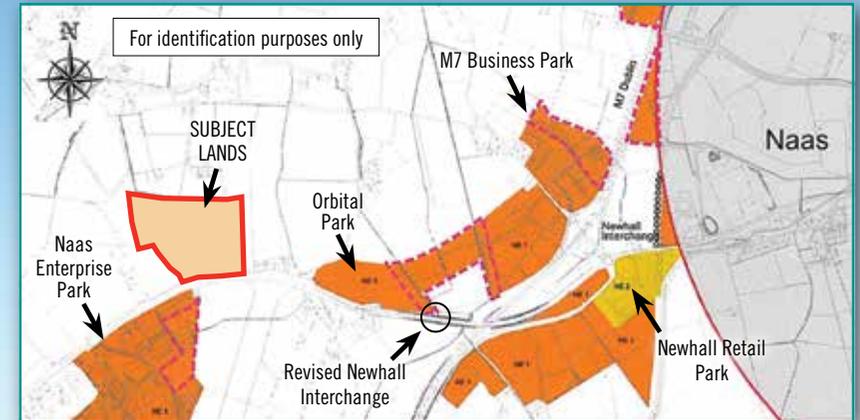
PLANNING:

The property is currently outside any zoned area or settlement boundary under the County Development Plan 2011 – 2017. Naas Enterprise Park which is zoned Industrial / Warehousing is located directly opposite thereby perhaps facilitating some re-zoning potential as the new Naas Town Development Plan for 2018 – 2024 is currently being reviewed.

SOLICITOR: Reidy Stafford Solicitors, Newbridge, Co. Kildare.

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LOCATIONS	DISTANCE KM
Naas	4km
Newbridge	6km
M50 (Red Cow)	28km
Dublin City Centre	38km
Dublin Airport	50km
Portlaoise	50km
Limerick	164km
Waterford	130km
Cork	215km
Rosslare Harbour	135km



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