

Development Land



Approx. 23 acres (9.3 ha) – Zoned Industrial & Warehousing, Newbridge, Co. Kildare

- High profile location fronting the M7 motorway
- Adjoining Newbridge IDA Business Park
- Entire site zoned for Industrial and Warehousing use
- Local economy has experienced increasing growth in recent years

Approx. 23 acres
(9.3 ha) -
Zoned Industrial
& Warehousing

Guide Price:
€2,500,000

Private Treaty

Description

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The Property:

The property extending to approximately 23 acres of which the entire is zoned for Industrial & Warehousing use presently has access off the Walshestown Road.

The lands are situated to the north of Newbridge town centre and adjoin the Newbridge IDA Business Park home of Procter & Gamble, Lily O'Brien Chocolates and Comerford Brothers Ltd to name a few. They have extensive frontage onto M7 motorway and are well positioned in an area where some major commercial/industrial development has taken place over the last few years, including the Whitewater Shopping Centre, the Lidl Distribution Centre and Newhall Retail Park.

Location:

Newbridge is located by the Liffey on the edge of the Curragh, approximately 36km from Dublin and 10km west of Naas. It is bypassed by the M7 motorway linking Dublin to Cork, Limerick, Waterford and the south.

Newbridge is part of the Mid-East Region and was identified in the strategic Planning Guidelines for the Greater Dublin Area as being part of the Naas - Newbridge – Kilcullen primary growth centre. It is envisaged that this cluster of towns will have a high level of employment activities, high order shopping and a full range of social facilities and will evolve as a self-contained regional centre in its own right, with minimal dependence on Dublin.

There are a host of excellent amenities in the Newbridge area such as the Whitewater Shopping Centre, Kildare Village, The Curragh, Punchestown, numerous golf clubs and the expanding Newbridge Retail Park. Newbridge Silverware has its main manufacturing plant in the town as well as a visitor centre and museum.

The town is also serviced by the Arrow rail service from Newbridge to Dublin city centre.

Zoning:

The subject property is zoned H2 under the Newbridge Local Area Plan 2013 – 2019 (to provide 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) or incinerators/thermal treatment plants will not be acceptable in this zone.

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.

Zoned Industrial and Warehousing

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Specific objectives:

H2 Lands – lands are identified for the expansion of the IDA Business Park off the green road. Access should be provided via the existing spine road through the IDA lands. A masterplan shell be prepared for the 9.2 hectares as part of any application for development. Screen planting (minimum 15m depth) must be provided along the entire eastern boundary where the lands abut other land use areas.

Vacant Possession:

The property is being offered with full vacant possession.

Title:

The property is being offered with full vacant possession. We are advised that the entire property is held freehold.

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