

**PRIME RESIDENTIAL C. 1 ACRE SITE
(ZONED RESIDENTIAL)**

GREEN ROAD, NEWBRIDGE CO. KILDARE

GUIDE PRICE: €400,000

Public Auction on
Wednesday 9th May 2018
@ 3.00pm in the Keadeen
Hotel Newbridge (*u.p.s*)

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION

C. 1 ACRE SITE (ZONED RESIDENTIAL)
GREEN ROAD, NEWBRIDGE, CO. KILDARE

LOCATION:

The subject site is situated in a tremendous location on the Green Road only a short walk from the Curragh Plains and Town Centre with all the amenities at hand including pubs, restaurants, banks, post office, boutiques and superb shopping with Whitewater Shopping Centre, Tesco, Dunnes, Penneys, T.K. Maxx, Lidl, Supervalu and Newbridge Silverware to name but a few. Excellent transportation links are available with the bus route on the Green Road, M7 Motorway access at Junction 12 Ballymany and commuter rail services to City Centre.

This is an ideal development opportunity with the site zoned residential under the Newbridge Local Area Plan 2013 - 2019, Planning Permission previously existed Ref: 992102 for 13 apartments but has expired.

The area is a well established selling residential location with adjoining developments including Beechmount and Curragh Grange.

Newbridge is located on the river Liffey 27 miles south west of Dublin just off the M7 with a population of c.22,000 people and a strong employment base with Pfizer Pharmaceuticals, Oral B, Bord na Mona, Lily O'Briens Chocolates, Department of Defence, Bloodstock Industry and Kerry Foods Facility in Naas employing c.1,000 people.

SERVICES:

We understand that all main services are available to the site to include water, sewerage and electricity but interested parties will have to make their own enquiries and satisfy themselves as to the connections and capacity of the subject services.

ZONING:

The lands are zoned Objective B Existing Residential/Infill under the Newbridge Local Area Plan 2013-2019.

PLANNING:

The subject site previously benefitted from full Planning Permission under Planning Reference: 992102 for 13 apartments which has since lapsed.

TITLE: Freehold.

SOLICITORS:

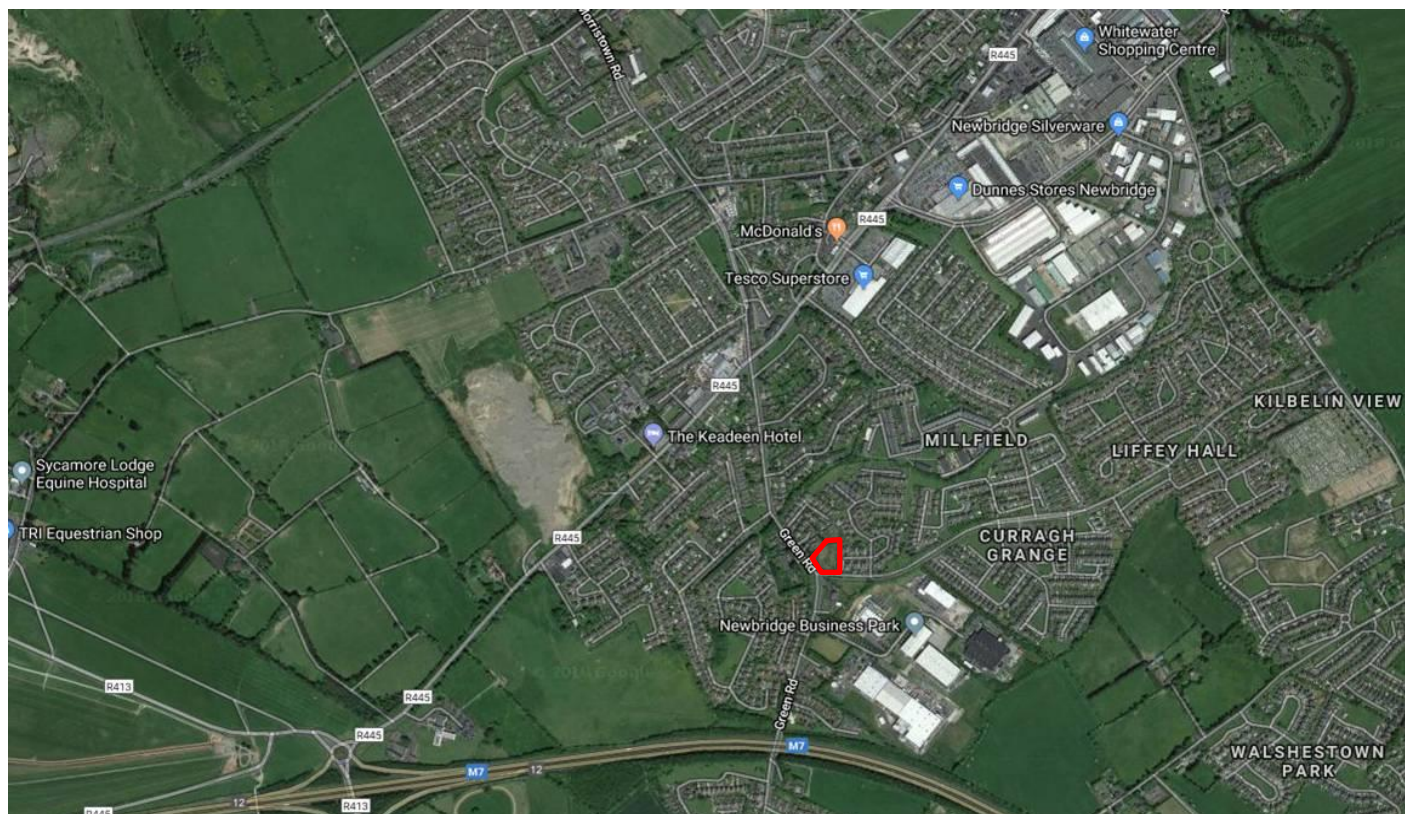
Reidy Stafford Solicitors, Moorefield Terrace,
Newbridge - 045/432188

PUBLIC AUCTION:

Wednesday 9th May 2018 @ 3.00pm
in the Keadeen Hotel Newbridge
(unless previously sold)

CONTACT:

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