

FOR SALE BY PRIVATE TREATY

# WALSHESTOWN, NEWBRIDGE, CO. KILDARE.

C.27 acres (11 HA)



- Excellent location on the edge of Newbridge, opposite Walshestown Abbey.
- Land all in one block with substantial frontage to River Liffey.
- Adjacent to zoned lands and within the Development Plan boundary.
- Medium/Long term investment potential suitable for pension funds, speculators and private individuals looking a safe investment with growth prospects.

**LONG TERM INVESTMENT  
POTENTIAL**

2km Newbridge, 1km Athgarvan,  
1.5km The Curragh, 15km Naas & 55km Dublin

**JORDAN** 

Auctioneers, Estate Agents &  
Chartered Valuation Surveyors

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# WALSHESTOWN, NEWBRIDGE, CO. KILDARE

## LONG TERM INVESTMENT POTENTIAL



### THE PROPERTY:

The lands are located to the east of Newbridge approximately 2km from the Town Centre on the Athgarvan road the R416. Newbridge benefits from an excellent transportation network with direct access to Dublin, Cork, Waterford and Limerick via the M7 motorway. There is also a frequent rail service to Heuston station from the town.

The lands are regular in shape and level with substantial frontage to the River Liffey, the M7 Motorway and access to the Athgarvan Road. The entire is currently in agricultural use with natural boundaries and hedgerows throughout. The surrounding area is dominated by a mix of agricultural and residential uses.

Newbridge has a population of approximately 22,000 people with a strong employment base. Major employers

include Pfizer, Bord na Mona, Horse Racing Ireland and the Department of Defence. Furthermore Newbridge has established itself as a prime retail base with the Whitewater Shopping Centre and Newbridge Silverware attracting people on a countrywide basis.

**TITLE:** Freehold.

**PLANNING:** The property is within the administrative Authority of Kildare County Council. Under the Newbridge Local Area Plan 2013 – 2019 the lands are zoned a combination of 'I' Agriculture and 'F' Open Space and Amenity.

**SERVICES:** Interested parties are required to satisfy themselves as to the adequacy and availability of services.

**NOTE:** The builders material located inside the entrance is included in the sale & will not be removed on closing.



**Best & Final Offers to be submitted to the office of Jordan Auctioneers on Friday the 13th May 2016 no later than 12pm (details available from selling agent).**

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