

Approx. 85.583 Ha (211.48 acre)

Lands at Little Connell Newbridge, Co Kildare

Excellent Strategic Commercial Development /
Agricultural Opportunity

An abstract geometric design at the bottom of the page, featuring overlapping triangles and polygons in shades of orange, grey, and white.

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Property Overview

We are delighted to bring you this strategic landbank in Newbridge, Co Kildare.

This opportunity consists of;







- **Lot 1 – The Entire**
Approx. 85.583 Ha (211.48 acre)
Zoned and Unzoned lands
- **Lot 2 – Commercial**
Approx. 39.525 ha (97.67 acre)
Predominantly Industrial and Warehousing
Zoned Lands
- **Lot 3 – Agricultural**
Approx. 46.058 ha (113.81 acre)
Agricultural / Unzoned Lands

Situated on the east side of Newbridge, this landbank is strategically located providing easy access to Newbridge, the motorway network, Dublin and all other major cities.

The construction of the Newbridge South Orbital Relief Road through the subject lands will not only increase passing traffic but will create zoned serviced sites that can be easily carved into smaller sites.

Furthermore, the M7 Motorway upgrade and the Lidl Distribution Hub will increase activity in the area and provide easy access to the Motorway network.



 M7 Motorway 5 minutes	 Newbridge Town Centre 3 minutes
 M50 Motorway 30 minutes	 Newbridge Train Station 5 minutes
 Dublin City Centre 40 minutes	 Dublin Airport 45 minutes

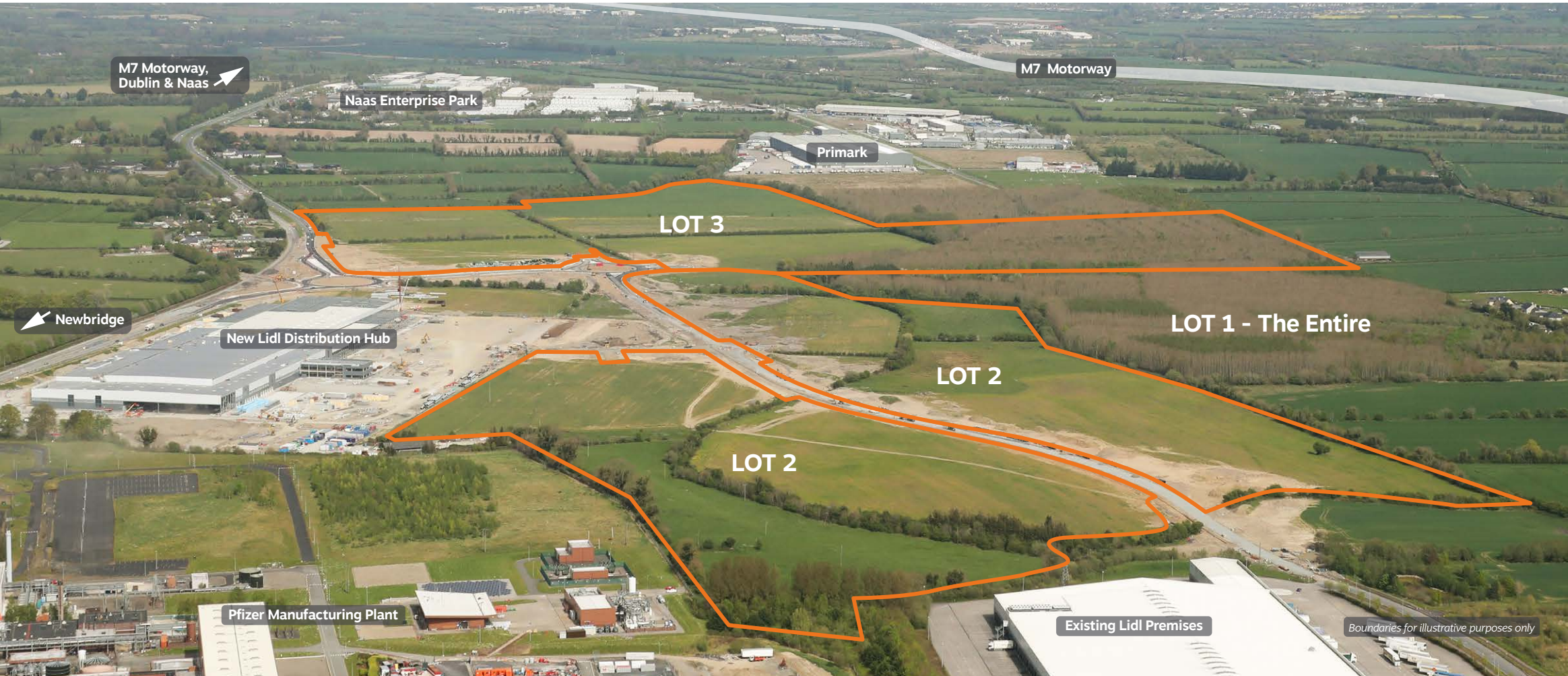
Location

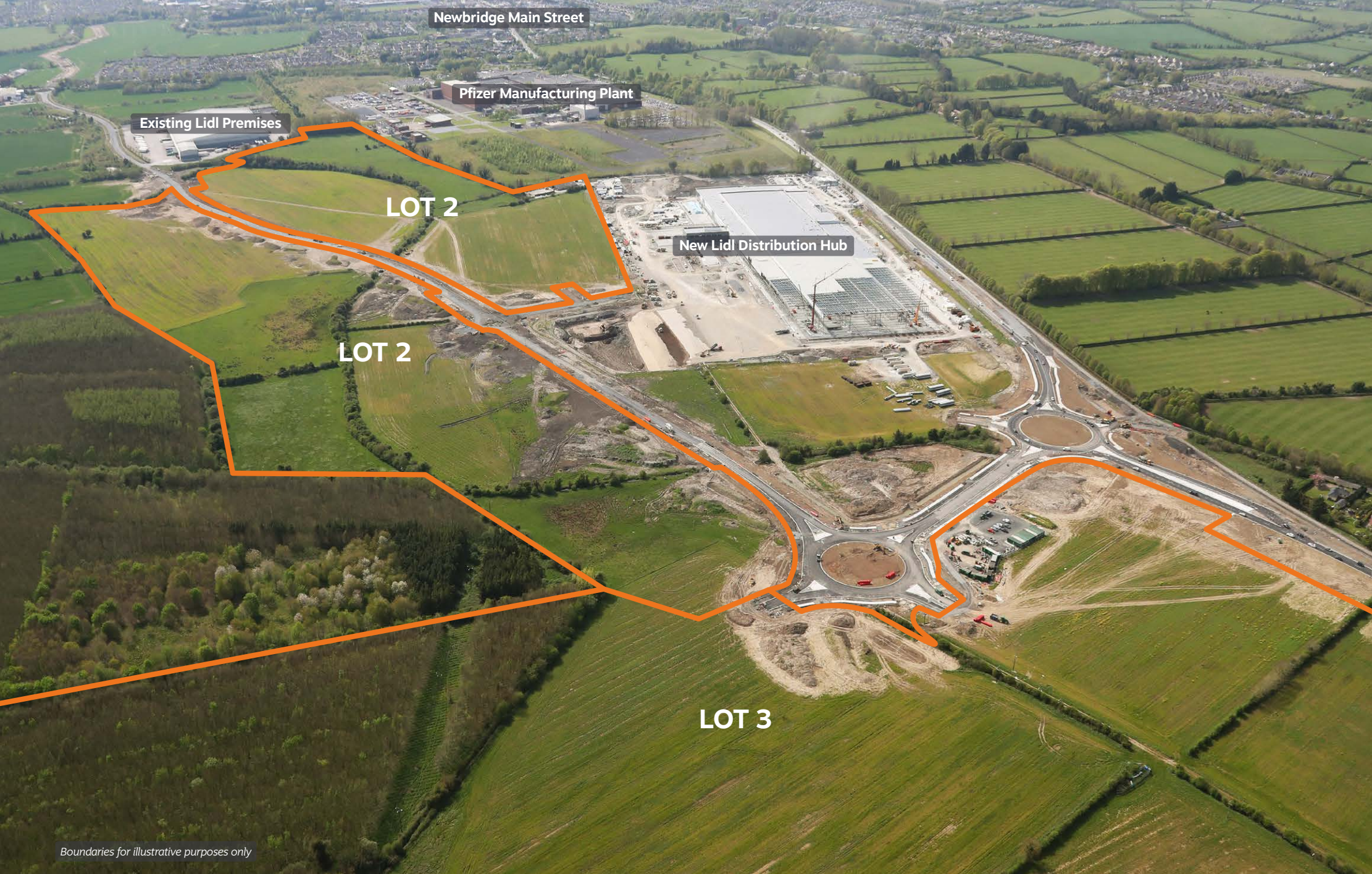
The subject lands are situated on the eastern side of Newbridge just off the R445 (Naas Road) adjacent to the Pfizer manufacturing facility and the new Lidl Distribution Hub. This location offers excellent access to Newbridge town, the M7/M50 motorways, Dublin City Centre and all other major cities.

Newbridge is situated approximately 45 kilometres south-west of Dublin between Naas (approx. 9 km) and Kildare (approx. 8 km).

There is excellent road and rail infrastructure with the bus route available from the town centre, M7 Motorway access at Junction 10 approximately 5 minutes away, together with a superb commuter rail service to Heuston Station in Dublin City in less than 40 minutes.

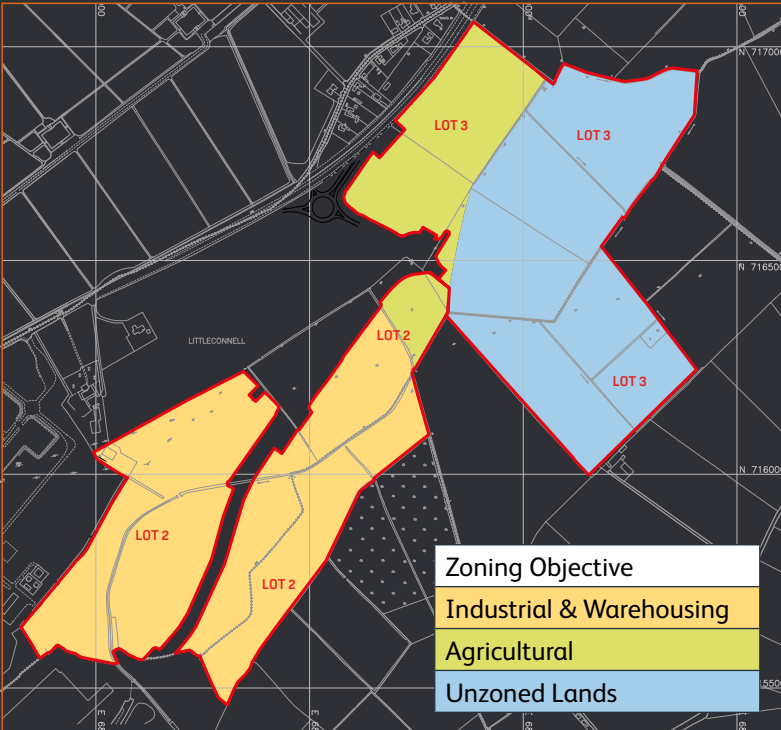
Local employers in the area include Pfizer Pharmaceuticals, Oral B, Bord na Mona, Lily O’Brien’s Chocolates, Department of Defence and Horse Racing Ireland.





Lands at Little Connell, Newbridge, Co Kildare

Site Map



Description

This development / agricultural opportunity comprises of zoned and unzoned lands situated towards the east of Newbridge. The lands comprise of predominately greenfield lands and there is a small element of forestry land to the south-east of the site. The lands are generally flat throughout.

Access to the lands will be provided from both the R445 and the Great Connell Business Park when the Newbridge South Orbital Relief Road is complete. This new road is currently under construction through the subject lands and expected to be completed by the end of 2019.

Site Areas

Lots	Hectares	Acres	Zoning Objective
Lot 1 The Entire	85.583	211.48	Various
Lot 2 Commercial	37.455	92.55	Industrial & Warehousing
	2.07	5.12	Agricultural
	39.525	97.67	
Lot 3 Agricultural	11.646	28.78	Agricultural
	34.412	85.03	Unzoned
	46.058	113.81	

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The Opportunity

The subject lands present an excellent opportunity to acquire Zoned (Industrial and Warehousing) and Unzoned lands at a strategic location in Newbridge. This will give the purchaser an opportunity to develop the lands in large or small plot sizes depending on specific requirements. Furthermore, serviced sites could be potentially carved out of the landbank for smaller requirements.

Having regard to the location of the new Orbital Relief Road through the lands and the location of the agricultural and unzoned lands we believe there is re-zoning potential of these lands in the medium to long-term given their strategic location, access and profile.

Newbridge Local Area Plan

Planning policy for the area is contained within the Newbridge Local Area Plan 2013–2019. The lands are zoned as follows:

Lots	Hectares	Acres	Zoning Objective
Lot 1 - The Entire	85.583	211.48	
Lot 2	37.455	92.55	Industrial & Warehousing
	2.07	5.11	Agricultural
Lot 3	11.646	28.78	Agricultural
	34.412	85.03	Unzoned



Industrial and Warehousing

To provide and improve industrial and warehousing development.

The purpose of this zoning objective 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.

Agricultural

To retain and protect agricultural uses.

The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners’ families or persons who can demonstrate a need to live near these areas zoned agriculture.

Previous Planning Permission

We note planning permission (planning ref. no. 07/2936) was granted in 2008, which has since lapsed on the eastern element of Lot 2 for the construction of 10 no. enterprise units comprising approx. 26,977 sq m (290,378 sq ft) of industrial / warehousing and ancillary office accommodation, ranging from one to three storeys.

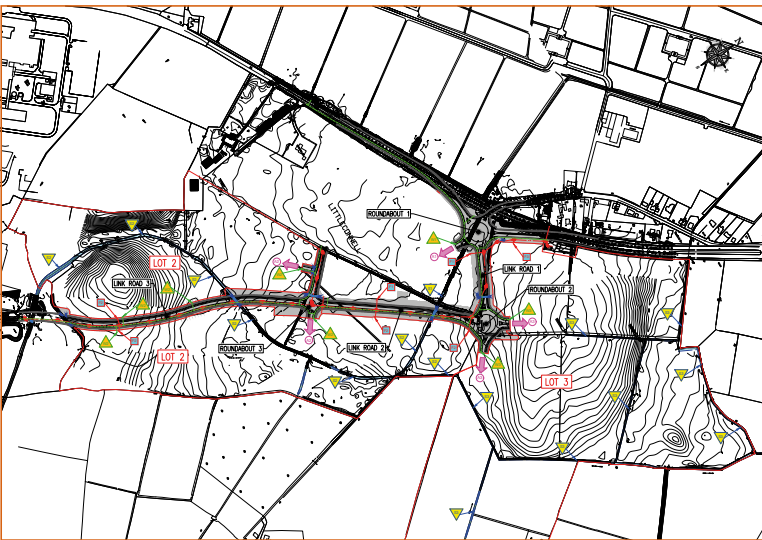
All relevant planning information is available for review on Kildare County Councils planning website.

Relevant Development / Infrastructure Projects

Newbridge South Orbital Relief Road – Completion Date – Approx. end of 2019

This 1.5km road scheme is currently under construction through the subject lands. It will provide a much needed piece of infrastructure for the subject lands, Newbridge town and will consist of an initial section of the Newbridge Interceptor Sewer.

Hence, this project will create a significant amount of passing traffic through the subject lands while also creating serviced sites that can be easily carved into smaller sites.



Plan of Newbridge South Orbital Relief Road

M7 Motorway and Interchange Upgrades – Completion Date – Approx. early 2020

The M7 motorway upgrade, which is due for completion early 2020, will provide a much improved road network from Newbridge to Dublin and all major cities.

The subject lands will significantly benefit from the update to the Naas South (Newhall) Interchange, which once complete, will provide easier and quicker motorway access from the subject site.



CGI of Lidl Distribution Hub

Lidl Distribution Hub – Completion Date – Approx. end of 2019

The new Lidl distribution hub is currently under construction adjacent to Lot 2 of the subject lands. When complete it will provide a 54,000 sq m (581,000 sq ft) logistic and distribution centre providing Newbridge with further economic growth.

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Method of Sale

The subject site will be offered for sale by Private Treaty.

Services

All interested parties are required to satisfy themselves in relation to the availability of and adequacy of services.

VAT

The purchaser will be required to enter a joint option to tax the sale.

Title

The title is held freehold under two folios.

Dataroom

www.littleconnell.com

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