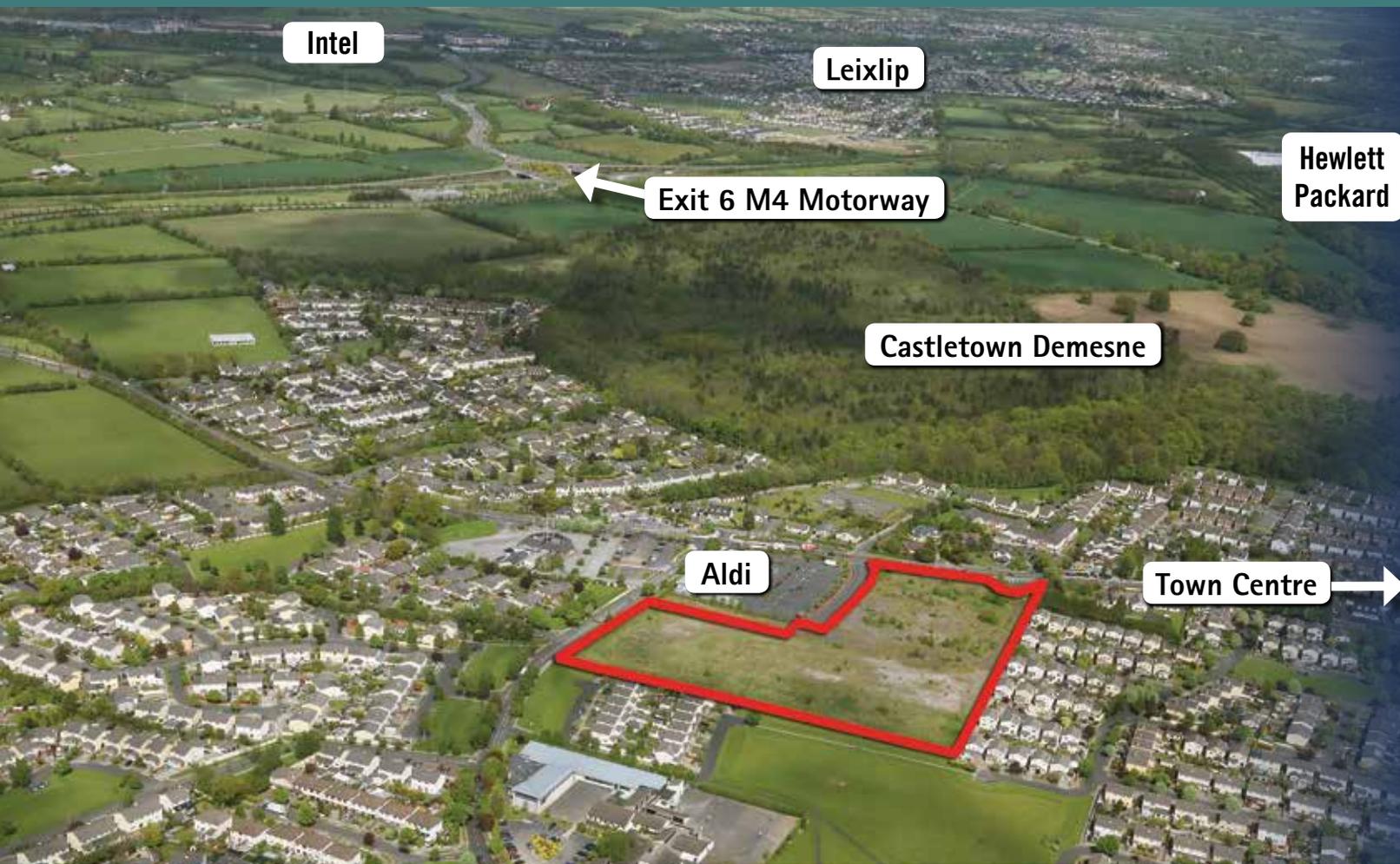


MAYNOOTH ROAD, CELBRIDGE, CO. KILDARE. APPROX. 3.14 HA. (7.76 ACRES)

FOR SALE BY PUBLIC TENDER ON THURSDAY 2ND JULY 2015 (unless previously sold)



- Unrivalled location with frontage to the Maynooth Road within walking distance of the Celbridge Town Centre.
- Excellent accessibility to M4 Motorway & Leixlip.
- Excellent Public Transport Links.
- Site area extends to approx. 3.14 hectares (7.76 acres).
- Zoned New Residential.
- Proven selling location.

**PRIME DEVELOPMENT
OPPORTUNITY**

PRIME RESIDENTIAL DEVELOPMENT SITE

JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: 045-433550
www.jordancs.ie

MAYNOOTH ROAD, CELBRIDGE, CO. KILDARE.

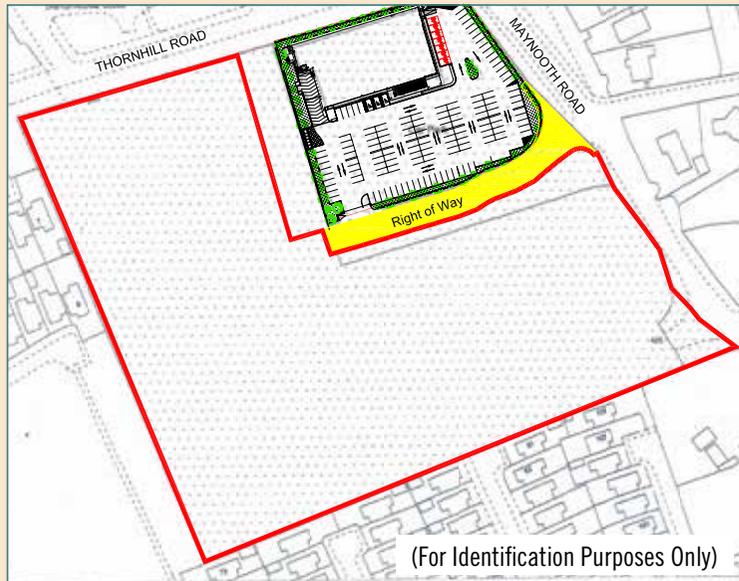
LOCATION:

Celbridge is a well located commuter town located approx. 20 km from Dublin, just off the M4 Motorway (Exit 6) with excellent transport links (bus & rail) to the City. Given its close proximity to Dublin and major multi-national employers the population of Celbridge has increased significantly over the last number of years with a population growth of approx. 13% between 2006 and 2011 (Census 2011).

The subject lands are located on the Maynooth Road, within walking distance of the Town Centre and highly accessible to Exit 6 on the M4 Motorway. Adjoining residential estates include Beatty Grove, Thornhill, and Castle Village.

Celbridge and its environs provides all of the requirements of a modern family with all amenities (shops, schools, sports clubs, bars etc.) situated closeby and excellent accessibility to major shopping centres (Liffey Valley, City Centre), multi-national employers (Intel, Hewlett Packard, Wyeth), and the university town of Maynooth.

SITE PLAN:



DESCRIPTION:

The subject property comprises a prime regular shaped residential development site extending to 3.14 ha. (7.76 acres) situated in an established residential area within walking distance of Celbridge Town Centre. The site, which is accessed via a shared access road with the adjoining Aldi Foodstore, has substantial road frontage on two side, is generally level topographically, and has been cleared for development.

ZONING:

The site is zoned Objective C: New Residential – “to provide for and improve new residential areas and also to provide for associated local shopping and other services incidental to new residential development” under the Celbridge Local Area Plan 2010-2016.

SERVICES:

We understand that main services are available. However, interested parties are required to satisfy themselves as to the present availability and adequacy of all services.

TITLE:

Freehold with right of way over existing access road.

SOLICITORS:

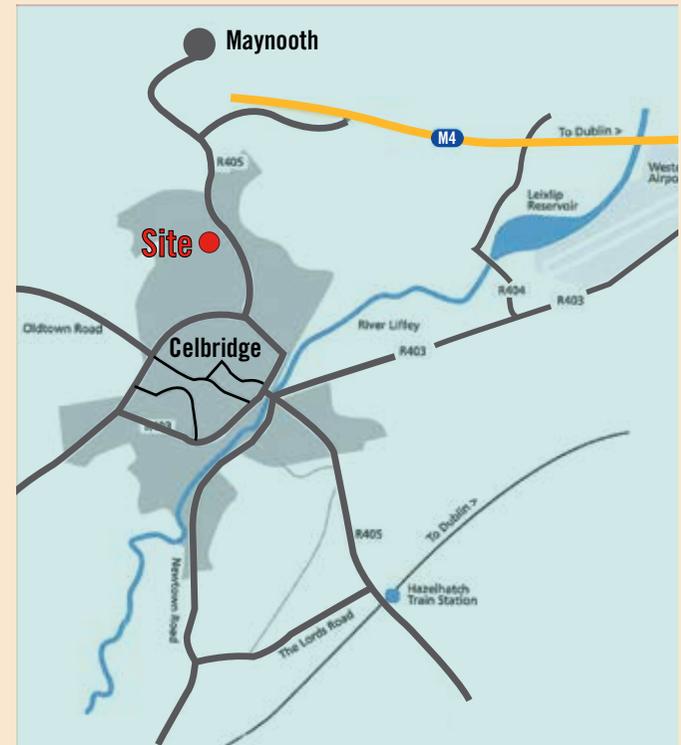
Vincent & Beatty Solicitors
67/68 Fitzwilliam Square, Dublin 2
Tel: 01 6340000 Fax: 01 6340001

TENDER PROCEDURE:

Tenders to be submitted to the offices of Vincent & Beatty Solicitors, 67/68 Fitzwilliam Square, Dublin 2 by 3 pm on Thursday 2nd July 2015.

CONTACT:

Rory Lavelle: rory@jordancs.ie
Billy Grogan: billy@jordancs.ie



Edward Street, Newbridge, Co. Kildare, Ireland.

Ph: +353 (0)45 433 550, Fax: +353 (0)45 434 122

e: info@jordancs.ie www.jordancs.ie www.myhome.ie