



FOR SALE

68.85 Ha (170.14 Acres)
Strategically Positioned Land Bank
Sallins, Naas, Co.Kildare



HIGHLIGHTS

- ◆ Important Land Bank extending to approximately 68.85 ha (170.14 Acres)
- ◆ Superbly located on the west side of Sallins, adjoining the new Sallins bypass, approximately 3.5km north of Naas Town Centre and approximately 26km south west of the M50 Orbital Route
- ◆ The subject property comprises of approximately 68.85 ha (170.14 Acres) of land in agricultural use, dissected by the Sallins Bypass into two parcels of approximately 13.73 ha (33.94 acres) (Section A) and 55.12 ha (136.20 acres) (Section B)
- ◆ The lands are accessed from two new access points off the new Sallins Bypass
- ◆ The property offers a potential purchaser the opportunity to acquire a strategic landbank with the potential (subject to a successful rezoning being achieved) to accommodate the expansion of Sallins into the future
- ◆ Services agreement in place subject to re-zoning



LOCATION

Sallins is a town in County Kildare, situated 3.5km north of Naas, 25km south west of the M50 Orbital Route and 40km south west of Dublin City Centre. Sallins has a population of 5,849 inhabitants according to the 2016 census and has expanded rapidly over the years. Sallins is well positioned on both the Grand Canal and the Dublin to Cork Rail Line.

Sallins is also located close to global occupiers including Kerry Group's Global Technology and Innovation Centre and International Fund Services, in nearby Naas. Naas also benefits a hospital - Naas General Hospital, Naas Racecourse, Mondello Park International Motor Racing Circuit, a library, the 200-seat Moat Theatre, five-screen 3D Odeon cinema, five supermarkets, several pubs, hotels and nightclubs.

Access to the M7 Motorway (Dublin to Cork) at the New Osberstown interchange is located approx. 2km south of subject property and the Sallins & Naas Trains Station is located approx. 1.5km east of the subject lands, with travel times averaging around 30 minutes to Dublin's city centre.

Both Sallins and Naas are attractive to commuters working in Dublin City, they are also popular for tourism and recreational pursuits.



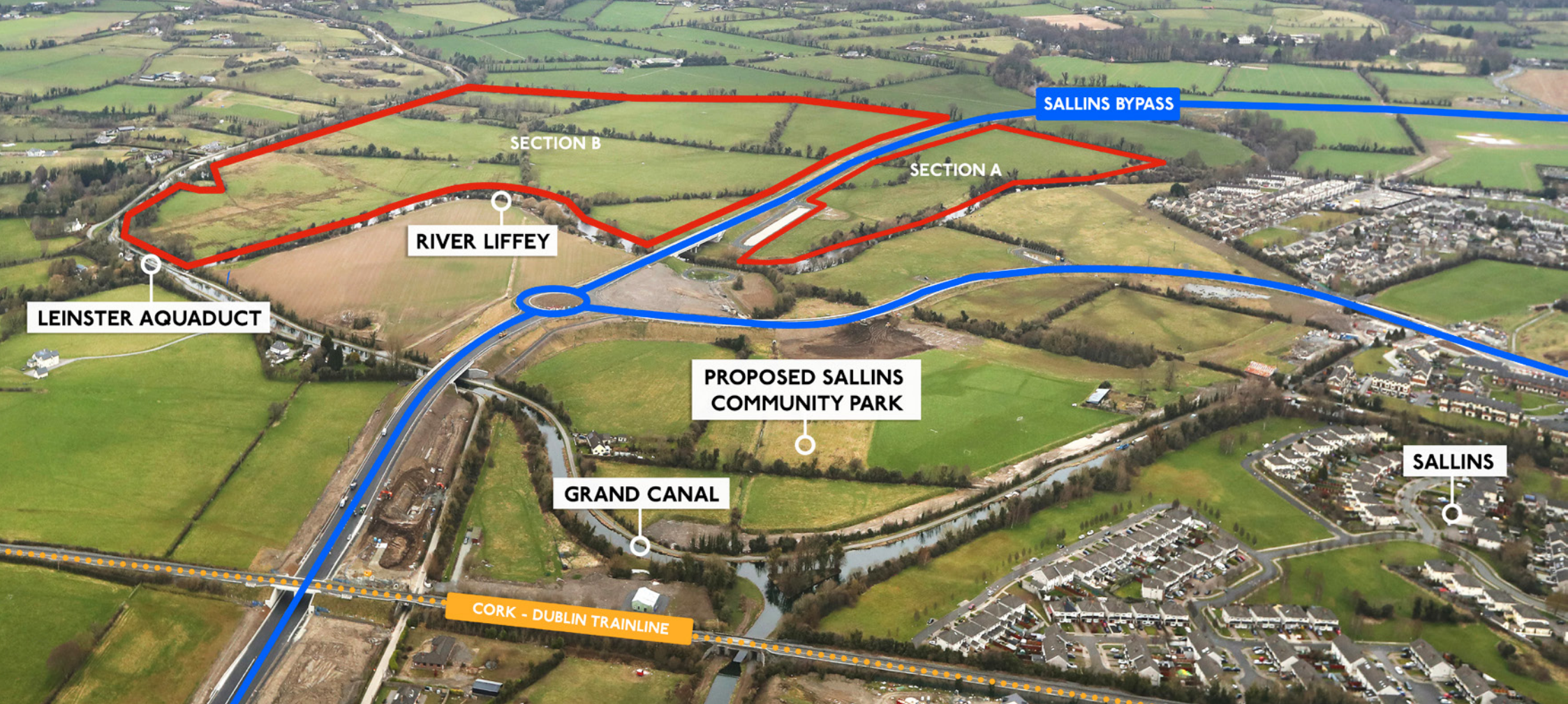
Sallins Train Station



M7 Motorway



The Grand Canal



DESCRIPTION

The subject property comprises of approximately 68.85 ha (170.14 Acres) of land in agricultural use. The lands comprise a number of irregular shaped fields which form part of one land holding dissected by the new Sallins Bypass. The Sallins Bypass includes approximately 1.7km of new Type 2 Dual Carriageway and 2.0km of single carriageway, together with a 1.2km single carriageway link road from the Bypass to Sallins town centre. The bypass created new bridges over the River Liffey, the Grand Canal and the Railline to Sallins and dissects the lands into two parcels of approximately 13.73 ha

(33.94 acres) (Section A) and 55.12 ha (136.20 acres) (Section B). There are two new access points off the bypass (one for each side). The lands are bounded to the east and south by the River Liffey, to the west by the Grand Canal, starting at the Leinster Aquaduct and to the north by adjoining landowners.

The lands offer a potential purchaser the opportunity to acquire a strategic landbank with the potential (subject to a successful rezoning being achieved) to accommodate the expansion of Sallins into the future.

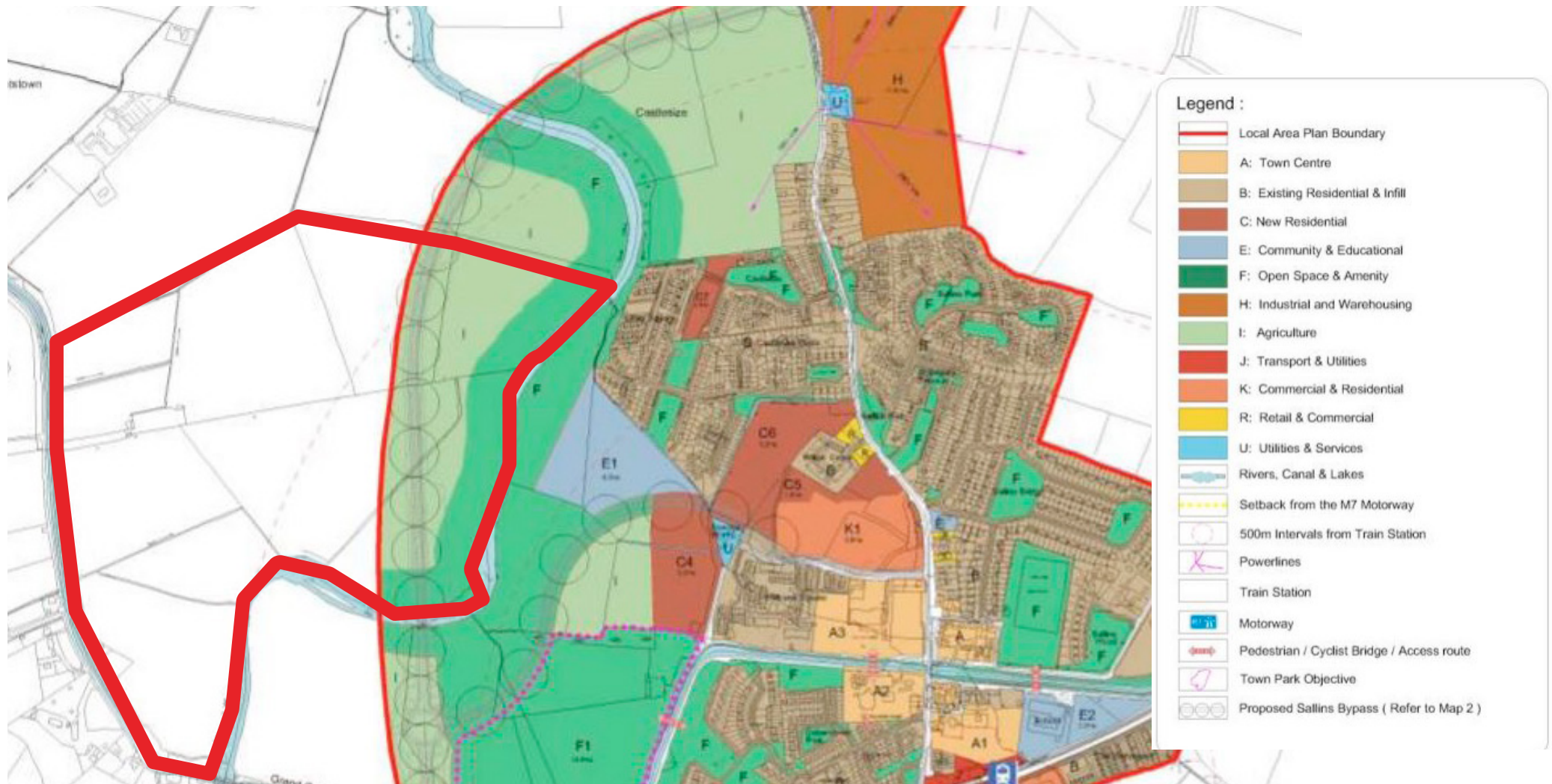
TOWN PLANNING

The land parcel to the west of the Sallins Bypass 55.12 ha (136.20 acres) is unzoned.

The land parcel within the town boundary to the east of the Sallins Bypass 13.73 ha (33.94 acres) contains two zoning objectives under the Sallins Local Area Development Plan 2016-2022.

Objective 'I' "To retain and protect agricultural uses."

Objective F "To protect and provide for open space, amenity and recreational provision".



St. Stephen's Green House,
Earlsfort Terrace, Dublin 2
T: +353 1 638 2700
E: dublin@lisney.com

Montgomery House,
29-33 Montgomery Street,
Belfast BT1 4NX
T: +44 2890 501 501
E: property@lisney-belfast.com

1 South Mall,
Cork
T: +353 21 427 5079
E: cork@lisney.com

68.85 ha (170.14 Acres)

Strategically Positioned Land Bank

Sallins, Naas, Co. Kildare

TITLE

Freehold title and offered for sale with full vacant possession.

Services agreement in place with neighbouring land owner, subject to a successful rezoning on the lands. Refer to title documents for full details.

DATA SITE

Register your interest with Lisney for access to the data site where additional reports and relevant documentation is available.

BER

BER exempt.

PRICE

On application.

CONTACT

Cathal Daughton
cdaughton@lisney.com
01 638 2700

Martin O'Halloran
mohalloran@lisney.com
01 638 2700



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848