

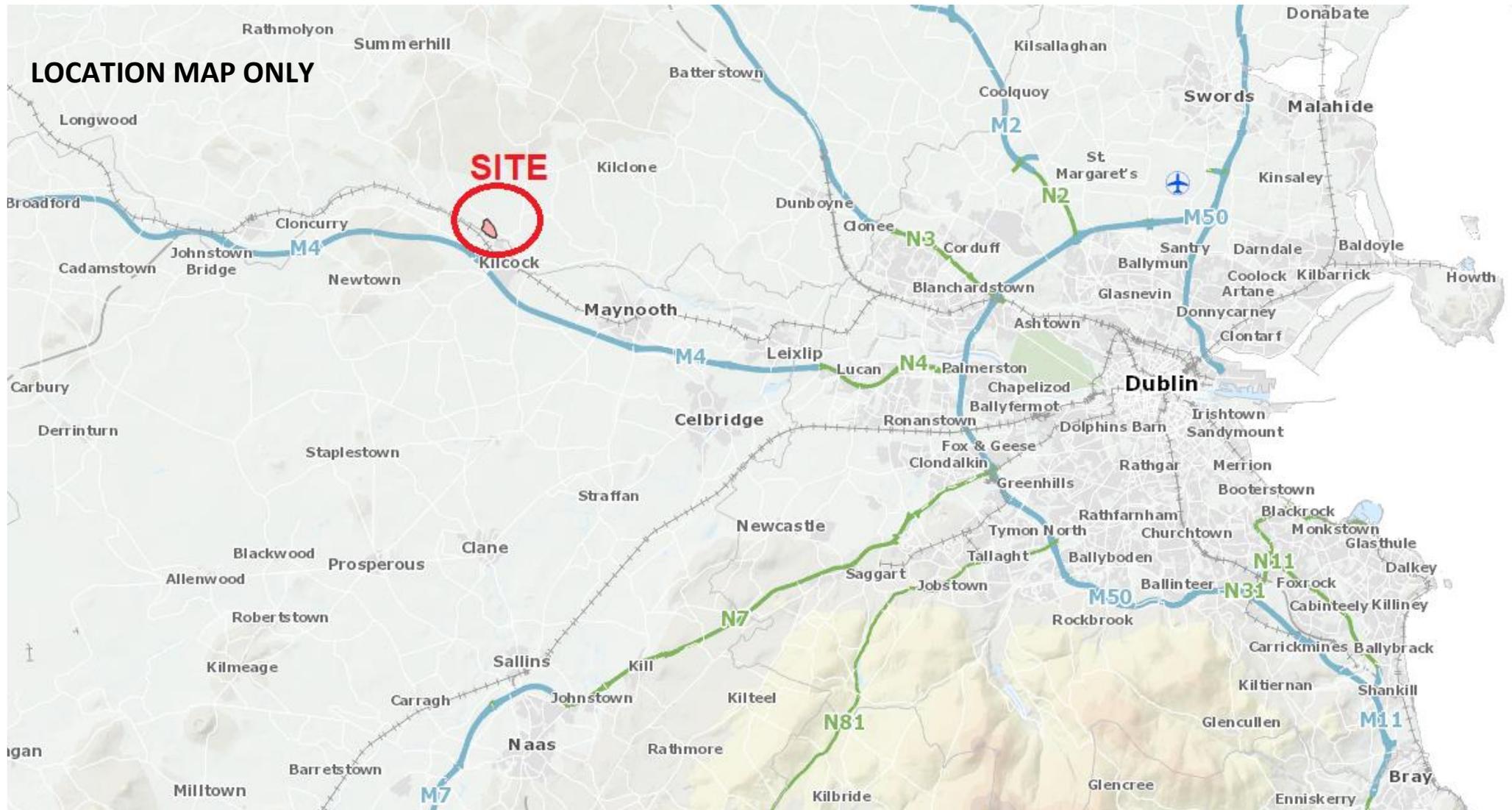
DEVELOPMENT LAND C. 14 ACRES/ 5.7 HECTARES



FOR SALE BY PRIVATE TREATY

LOCATION

Situated fronting the Trim Road in the northern side of Kilcock Town on the Kildare/ Meath Border. Kilcock is located to the north of Co Kildare and is separated from Co Kildare by the River Rye. It is situated 19 miles from Dublin within easy access to the M4 motorway. The nearby University town of Maynooth is approximately 4 miles to the East. Given the excellent road and rail connections to Kilcock, it is likely that the town will continue to grow and develop as a thriving suburb. The 2006 census states that there was a population of 4,100 in Kilcock or 2.2% of the County's total population.



DESCRIPTION

The land comprises of a regular shaped site positioned on the Northern side of Kilcock town centre. The lands are adjacent to a train line. The lands are a short walk of the town square and all amenities such as the train station, local businesses and shops. The site's position together with its zoning make it an exceptional development opportunity. Approx. 14 acres (5.7 HA) with extensive frontage to a busy approach road (R148) into Kilcock, zoned for Light Industry and Warehousing. The land is based in an ideal location for occupiers in the transport and logistics sector. Kilcock is a pivotal town in the area reaching easily into Dublin, Meath & Kildare. Numerous Multi-National Employers within easy reach – including Intel Ireland and the Kerry Group Easy access to the M4 motorway at junction 8. In recent years, Musgrave's have established their National Distribution Centre close to the lands.



SERVICES:

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

TITLE:

The lands are held with freehold title and are for sale with the benefit of vacant possession.

FEATURES:

- Kilcock is a service centre for the north Kildare/south Meath area and is a relatively compact town with a medieval street pattern. The town is located primarily between the north of the River Rye and the M4 motorway (1.5 km) from town centre. Meath County Council's administrative boundary adjoins the town core.
- The environs to the north of the historic core have been designated for major growth within the Co Meath boundary with the zoning of large tracts of land (with some presently being developed) for residential development.
- It is situated 33 kms from Dublin adjacent to the M4 motorway. The nearby University town of Maynooth is approximately 4 kms to the east. Given the excellent road and rail connections to Kilcock, it is likely the town will continue to grow and develop as a thriving suburb.
- Many large employers have established their base in Kildare with Intel Ireland at Leixlip and the Kerry Group in Naas. These companies are now major contributors to the performance of the local and Irish economy.

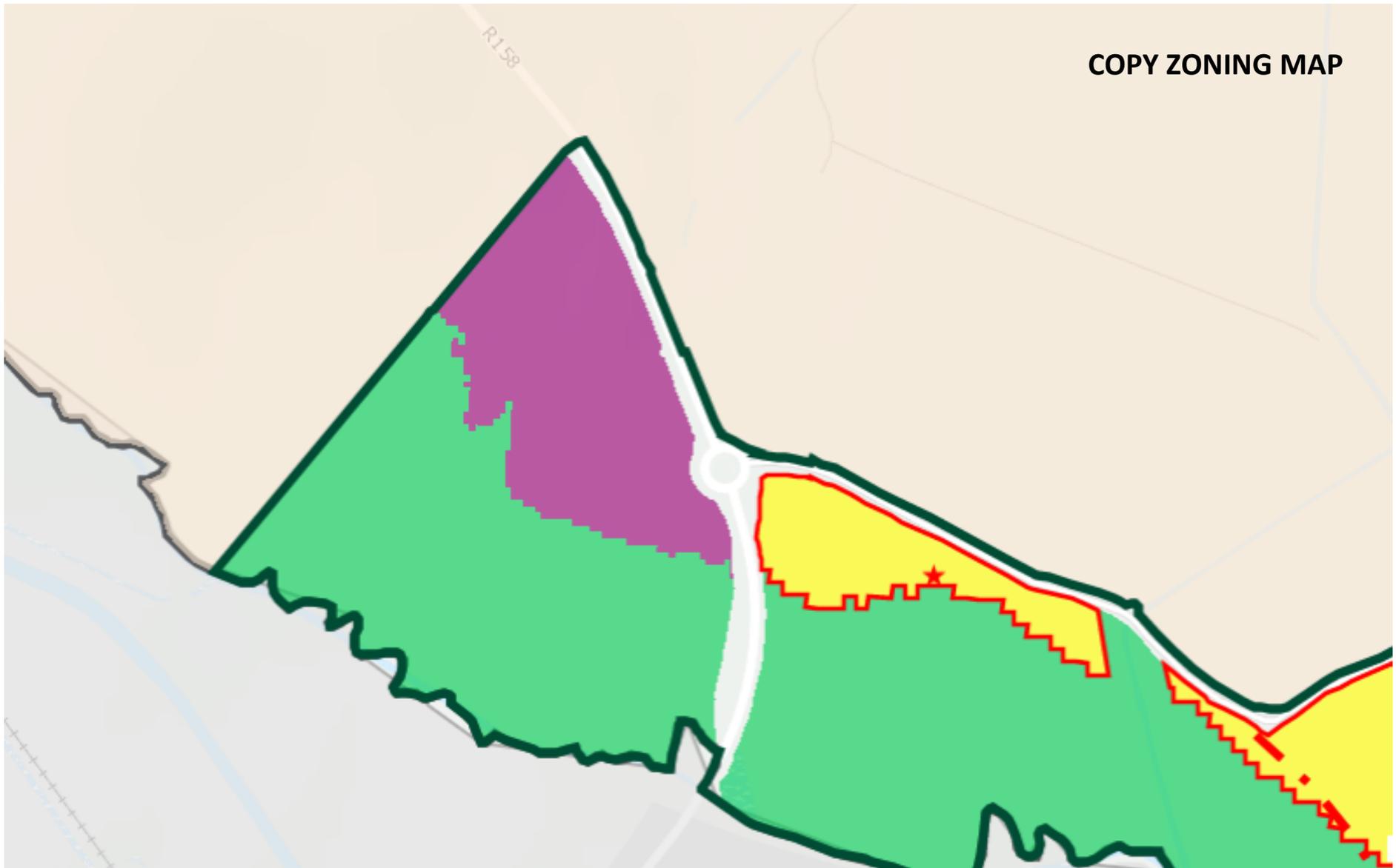
DIRECTIONS:

From Dublin take the M4 to junction 8. Take the exit for Kilcock crossing over the interchange. At the first roundabout take the first exit and take the next road to the left (Trim Road/ R158) as far as the next roundabout, the lands are on your left-hand side both before and after the roundabout.

TOWN PLANNING/ZONING:

The majority of the lands are shown as Zoned E2- General Enterprise & Employment on the Meath County Council Development plan 2021 - 2027. The objective of this Zoning is to provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, warehousing, distribution and other general employment/ enterprise uses in a good quality physical environment.

COPY ZONING MAP



J.P & M. Doyle

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Dublin 6

Telephone:
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Price: POA



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