

ON THE INSTRUCTIONS OF IDA IRELAND

**1.57 HECTARES “GENERAL DEVELOPMENT” ZONED LAND,
ABBAYLANDS, CASTLEDERMOT,
CO. KILDARE**



- Freehold site comprising approximately 1.57 hectares (3.88 acres).
- Located at Abbeylands, Castledermot approximately 10 km north east of Carlow Town and 65 km south west of Dublin city centre.
- Zoned Objective T “General Development” under the Castledermot Local Area Plan 2009.
- Occupiers in the town include Ryston Industries.



**LOCATION**

The property is situated to the west of the main street/N9 in Castledermot town, approximately 10 km east of Carlow and 65 km southwest of Dublin city centre.

Castledermot benefits from ease of access to the M9 motorway, via Junction 4.

DESCRIPTION

The site comprises a rectangular shaped level site of approximately 1.57 hectares (3.88 acres) situated within Castledermot town, which benefits from direct motorway access via Junction 4 on the M9 (Dublin-Kilcullen-Waterford) motorway. The site comprises a rectangular parcel of "General Development" zoned land beside all services and amenities.

TITLE

The lands are being sold with the benefit of freehold title.

SERVICES

We are informed that mains services are adjacent to the subject property.

TOWN PLANNING

- The lands are located within an area zoned Reference T “to provide for general development” under the Castledermot Local Area Plan 2009.
- Permitted uses include medical and related consultant, health centre, community hall and sports hall, adult education/literacy/basic education/youthreach facility.
- Uses open for consideration include dwelling, guest house/hotel/hostel, restaurant, pub, shop, school, nursing home, recreational buildings, offices, garage, petrol station, car park, warehouse (wholesale), industry, workshops, place of worship, crèche/ playschool.

PRICE

On application.



Entrance



VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

LISNEY: 01-638 2700

Cathal Daughton Email: cdaughton@lisney.com

Keith Begley Email: kbegley@lisney.com

or

CONWAY AUCTIONEERS: 045-522 622

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Ground View



Ref: CAF33002

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