

ON THE INSTRUCTIONS OF IDA IRELAND

**2.28 HECTARES ZONED “INDUSTRIAL AND WAREHOUSING” AND “OPEN SPACE AND AMENITY”,  
DROGHEDA ROW, MONASTEREVIN, CO. KILDARE**



- Freehold site comprising approximately 2.28 hectares (5.63 acres).
- Accessed via Cowpasture within Monasterevin town centre.
- Minutes from the M7 motorway and approximately 56 km south of Dublin.
- Zoned Objective H “industrial and warehousing” and F “open space and amenity” under the Monasterevin Local Area Plan 2009.
- Occupiers in the town include Glanbia and Supervalu.





#### LOCATION

The property is situated on the western side of Drogheda Row (the R414) and accessed via Cowpasture within Monasterevin town, minutes from the M7 motorway. Monasterevin lies approximately 56 km south of Dublin, 10 km west of Kildare and 15 km east of Portlaoise.

Monasterevin is a former market town located off the M7 (Dublin-Cork-Limerick) motorway. The town is located on the River Barrow and Grand Canal and is linked to Kildare town to the east via the M7 motorway and R445 (formerly the N7 national primary route).

Transport facilities in Monasterevin include a daily rail service to Dublin's Heuston Station, bus service to and from Dublin and the N7 Dublin-Cork-Limerick motorway.

Well known occupiers in the town include Glanbia and Supervalu.

#### DESCRIPTION

The site comprises a rectangular shaped level site of approximately 2.28 hectares (5.63 acres) situated within Monasterevin town, which benefits from direct motorway access via Junction 14 on the M7 (Dublin-Cork-Limerick) motorway. The site comprises a rectangular parcel of industrial/amenity 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**

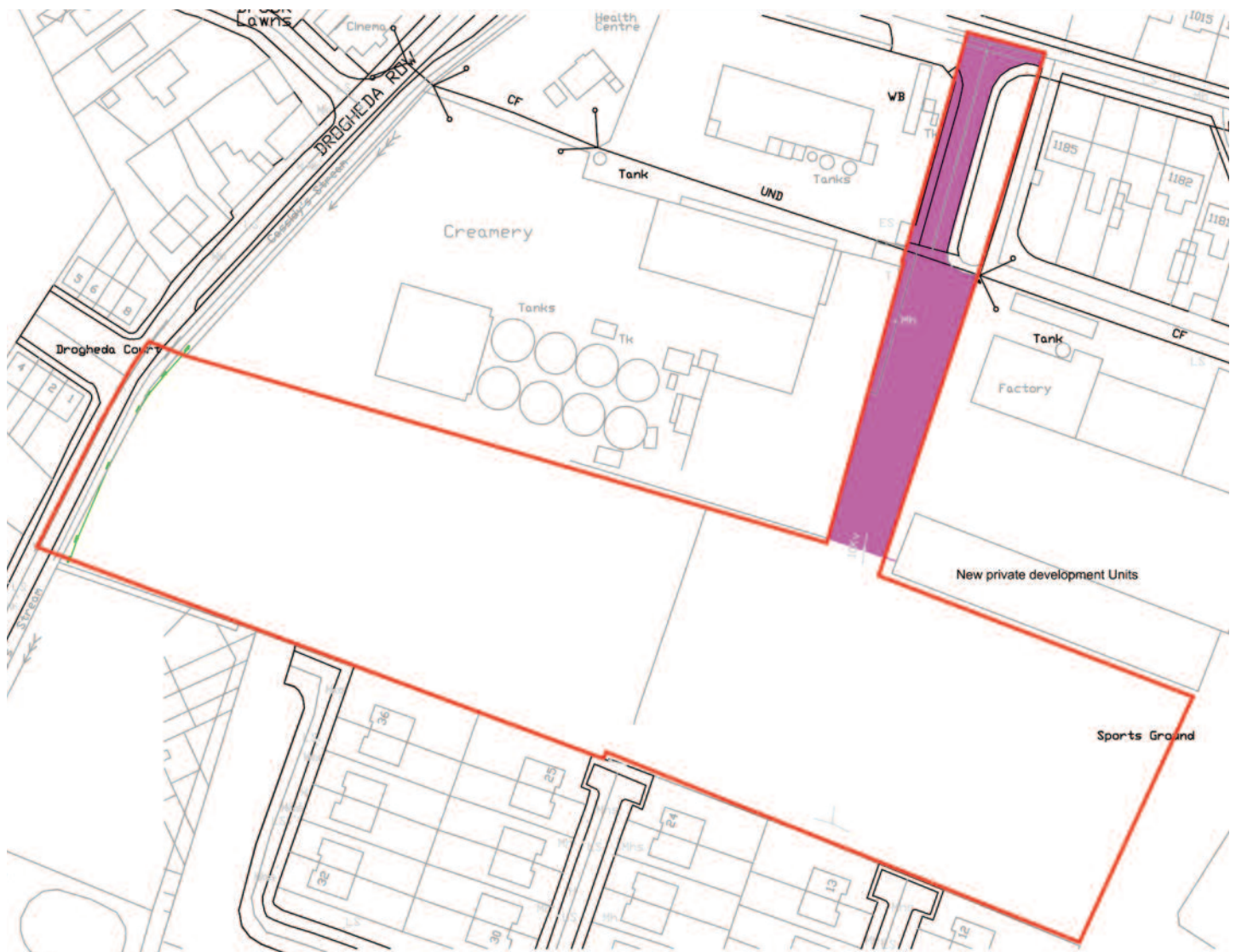
- The lands are located within an area zoned Objective H industrial and warehousing “to provide for office warehousing and industrial development” and Objective F open space and amenity “to protect and provide for open space amenity and recreation provision” under the Monasterevin Local Area Plan 2009.
- Permitted uses include community hall and sports hall, recreation buildings, garage, panel beating and car repairs, motor sales, car parks, heavy commercial vehicle parks, warehouse, repository store depot, industry, workshop, playing fields, park/playground.
- Uses open for consideration include offices, car parks, tourist related facilities, utility structures.



Ground View

**PRICE**

On application.





**VIEWING / FURTHER INFORMATION**

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

**LISNEY: 01-638 2700**

Cathal Daughton: email: [cdaughton@lisney.com](mailto:cdaughton@lisney.com)

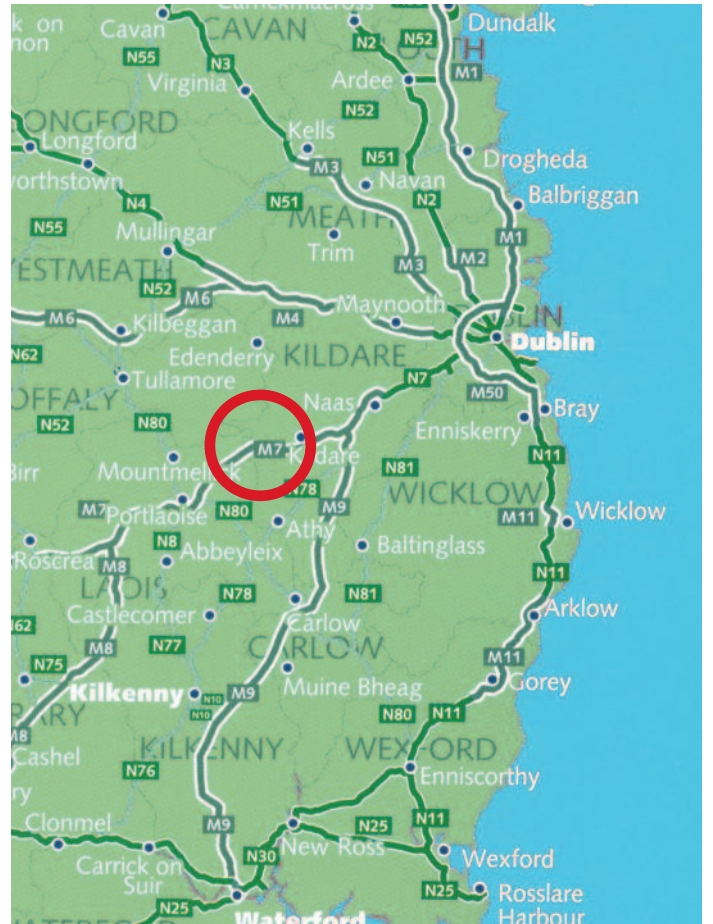
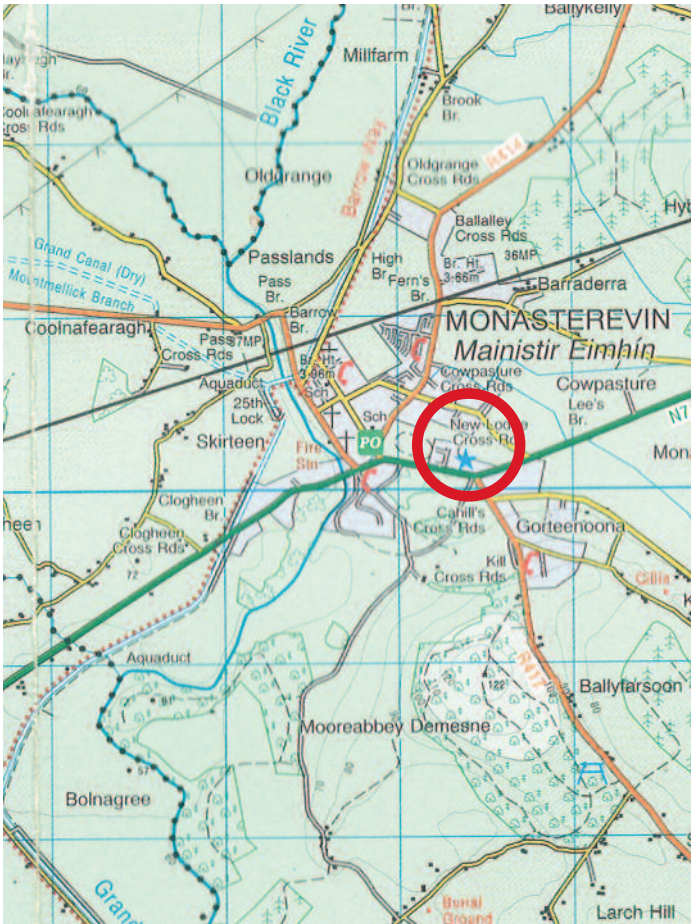
Keith Begley: email: [kbegley@lisney.com](mailto:kbegley@lisney.com)

or

**CONWAY AUCTIONEERS: 045-522 622**

John Conway: email: [john@conwayauctioneers.ie](mailto:john@conwayauctioneers.ie)

Pierce Fagan: email: [pierce@conwayauctioneers.ie](mailto:pierce@conwayauctioneers.ie)



**Ref: CAF33002**

Lisney and Conway Auctioneers for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney and Conway Auctioneers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.