



FOR SALE

## LEINSTER MILLS, OSBERSTOWN, NAAS, CO. KILDARE

UNIQUE WATERSIDE INVESTMENT & DEVELOPMENT OPPORTUNITY ON THE GRAND CANAL  
CLOSE TO M7 NEW JUNCTION 9A









# Leinster Mills

- Unique waterside buildings of regional significance conveniently situated at Osberstown, Naas, beside Millennium Park and Kerry Foods, just off the M7 Motorway (Junction 9A) and offering superb potential for many uses.
- Vehicular access available from Millennium Park, Northern Quadrant, M7 Motorway (New Junction 9A) and the Naas Inner Relief Road.
- Leinster Mills is adjacent to an area known as the Northwest Quadrant. This strategic land bank has been identified in Kildare County Council's statutory plans as the primary area for the future planned expansion of Naas.
- Approx. 2,810 sq. m. (30,000 sq. ft.) of buildings of immense character, attractive stone façades and timber beams, situated on 2.4 acres in an idyllic setting on the banks of the Grand Canal beside the Canal Greenway within walking distance of Naas Town Centre.
- Contains superbly refurbished and impressive offices of 584 sq. m. (6,286 sq. ft.) featuring cut stone and wooden beams; a detached refurbished mews of 102 sq. m. (1,100 sq. ft.)
- 77 metres of road and canal frontage.
- The Grand Canal is a popular pedestrian recreational area.
- The original tow path along the canal has many attractive features, lock gates and bridges and is also a protected environmental area and a developing Greenway for walking and cycling.
- Substantial development potential exists (subject to planning permission) for an integrated Commercial, Residential and Tourism Development; Hotel; Food Hall, Food Hall; Pub / Restaurant / Wine shop; Complementary Retail (with direct Greenway access); Office uses and Residential (Live / work environment). In addition, the property offers excellent potential for a corporate HQ; Distillery/Brewery; Sound recording / TV Film studio or a continuation of the previous Industrial Manufacturing / processing uses.







New Interchange  
Junction 9A

Zone Q: Enterprise  
and Employment  
Zoned Lands

Dublin  
-M50

M7

Zone Q: Enterprise  
and Employment  
Zoned Lands

-N7/N8  
-M9

Irish Commercials

KERRY

Leinster  
Mills

Grand Canal  
Greenway

Existing Offices

R2

Zone E: Community  
and Education  
Zoned Lands

R1

UV1

Zone C: Residential  
Zoned Lands

Western  
Road

Zone C: Oldtown  
Demense Phase 6

Grand Canal

Naas Town  
Centre

Zone G: Urban Village

Proposed Road

Public Transport  
Corridor



# Location

**Leinster Mills is located at Osberstown just south of the M7 and Naas Inner Relief Road on the western bank of the Grand Canal (Corbally Line) Greenway, beside Millennium Park, Kerry Foods, and the new M7 motorway interchange (Junction 9A).**

The new M7 junction interchange 9A has opened up the potential of Leinster Mills. Existing vehicular access to the property is currently from the canal side which connects directly to the Town Centre at the R407 and Sallins (running under the Naas Western Relief Road and M7). The property will benefit from a future second vehicular access point along its western boundary linking to the Kerry Foods R&D and this will connect the site to the Millennium Park road network and the Naas Inner Relief Road.

Naas is the County Town of Kildare with a growing population of 21,400 (2016 Census) and up from 18,000 in 2006. Access to Naas is predominantly provided via the M7 Motorway, which now has three interchanges serving the town to include the new Junction 9A. The Sallins and Naas Railway Station, is 1.5km away in nearby Sallins and is used by many residents of Naas and the surrounding area for the daily commute to Dublin. There are also several Bus Éireann and Bus Connects services that are available in the town.

Naas is a busy commuter town being only 20 minutes' drive from the M50 in Dublin and has enjoyed a significant influx of capital in recent years, with large amounts of residential, commercial and infrastructure upgrades taking place in the area. The commercial core of the town is along the main street with numerous retail occupiers with offices and residential located above. Tesco, Dunnes Stores and Lidl are all in the town. The incomplete Naas Shopping Centre was recently sale agreed which is a positive for the central area.

The adjoining area is changing quickly with Millennium Park planning several large office blocks, retail, living/ work office suites and restaurant. A new 1,000 pupil post-primary school is also planned for the Northwest Quadrant which itself is the primary focus for the future planned expansion of Naas for enterprise, commercial, housing and associated recreational, educational and community facilities.

Nearby commercial occupiers include Kerry Group Global Technology and Innovation Centre (employing 1,200 people); Irish Commercials (employing 120 people); 6 no. office blocks to the east of the canal, currently occupied by bodies such the HSE; The Irish Auditing and Accounting Supervisory Authority (IAASA); GEA Process Technologies Ireland, Horse Sport Ireland; Cocoon Childcare and Finlay Park, where new residential units are under construction.







# Description

**Leinster Mills dates from 1790 and later became the Odlum's flour mills.**

The Mill ceased operation in the 1990s and is in good condition for its age and is suited to refurbishment and conversion to a wide range of uses. The mills complex is very much focused on the eastern boundary of the site, adjoining the canal and with 77m of frontage, but the main part of the site, to the south and west, is not developed. It is bounded by a former Lock Keepers Cottage to the north, the Grand Canal to the east, Millennium Park to the west and Leinster Grove (Protected Structure) to the south. Further to the east, on the opposite side of the Grand Canal, there are various commercial enterprises and offices.

There are over 30,000 sq. ft. of existing buildings with attractive stone façades and timber beams. The main corn mill rises to 5 storeys and contains over 1,939 sq. m. (20,870 sq. ft) while a fully refurbished 3 storey annex of 584 sq. m. (6,286 sq. ft.) contains impressive rooms and facilities with established office use. It features cut stone and wooden beams supported by attractive wrought iron uprights. There are several additional buildings including a refurbished mews (also in office use), various stables, outbuildings and courtyard sheds.

The original mill building is intrinsically linked to the canal. It was altered and extended but the 'Detached L plan six-bay-four-storey former corn mill' is, with its canal water supply, a very legible record of this industrial building in its canal context. There is a sluice controlled below ground water channel from the canal feeding the mill and run off stream. This provided power to the original milling process which was subsequently provided by electricity. Power generation onsite could potentially be reinstated and would add significantly to the sustainability of a future development project.





# Accommodation

## Approx. Gross Areas

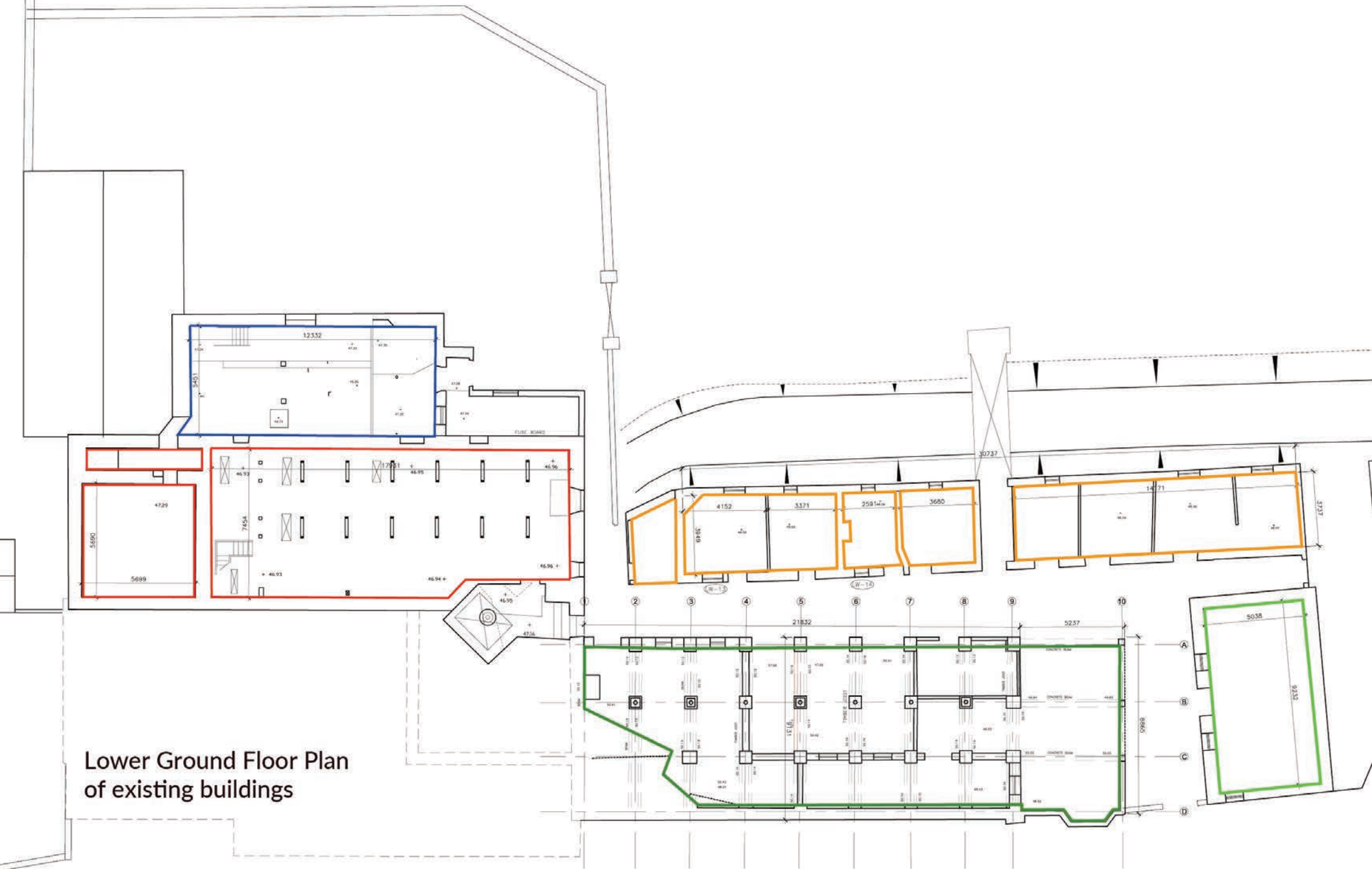
- Mills 1,939 sq. m (20,870 sq. ft.)
- Refurbished Annex Offices 584 sq. m (6,286 sq. ft.)
- Refurbished Mews (offices) 102 sq. m 1,100 sq. ft.)
- Garage, outoffices and stables 186 sq. m. (2,000 sq. ft.)

**Approx. Total 2,810 sq. m. (30,256 sq. ft.)**





Lower Ground Floor Plan  
of existing buildings





# Planning

**The existing Naas Town Development Plan 2011-2017 (NTDP) provides a specific sub-designation 'M1 Leinster Mills' which allows for the sensitive re-use or re-development of Leinster Mills. The vendors have made a well considered submission to Kildare County Council in respect of a redevelopment and re-use of Leinster Mills. A copy of this study by RPS Planning & Environment is available on request.**

Leinster Mills is adjacent to an area known as the Northwest Quadrant. This strategic land bank has been identified in Kildare County Council's statutory plans as the primary area for the future planned expansion of Naas and as a major opportunity to achieve the coordinated and comprehensive development of enterprise, commercial, housing and associated recreational, educational and community facilities in Naas. The area has the potential to facilitate the sustainable long-term strategic expansion of the town, with emphasis on accommodating future employment activities in tandem with residential development and supporting services for the immediate area and for Naas as a whole. When completed, the Masterplan area will accommodate a significant increase in population (both resident and visitor) in the Northwest Quadrant area.

The adjacency of Millennium Park and the Northwest Quadrant is significant in terms of the future development of Leinster Mills which is located at a nodal canal crossing point for the Enterprise and Employment Zone Q lands to the east and west of the canal and is strategically located adjoining existing and proposed employment areas. Millennium Park represents a significant portion of the Northwest Quadrant Masterplan lands and encompasses 162 ha of land on the north and south side of the M7 motorway. The adaptive reuse and further development of Leinster Mills will attract employees from the adjacent employment-zoned lands to the east, west and beyond, and provide a strong gateway connection between these new developments and the public parkland along the canal. This will encourage the active use of this amenity corridor and strengthen the link between the northern extents of the Masterplan area and the existing town centre via the canal and its adjacent roads and footpaths.









# Development Vision

## **The buildings and adjoining lands offer superb potential (subject to planning permission) for:**

an integrated Commercial, Residential and Tourism Development; Hotel; Food Hall, Food Hall; Pub / Restaurant / Wine shop; Complementary Retail (with direct Greenway access); Office uses and Residential (Live / work environment). In addition, the property offers excellent potential for a corporate HQ; Distillery/Brewery; Sound recording / TV Film studio or a continuation of the previous Industrial Manufacturing / processing uses.

- The established office uses.
- Additional offices.
- Hotel use.
- Café/bar/restaurant use.
- Additional offices.
- Cultural tourism including museum use and/or the integration of the mill's industrial heritage features into development proposals e.g., mill wheel and mill race.
- Boutique/craft/niche retailing.
- Residential use.









## Title

We understand that the property is held under freehold registered title. The property is listed on the Record of Protected Structures.

## Price

Price on application.

## BER

The property is BER exempt.

## Solicitors

Hamilton Turner Solicitors, 66 Dame Street, Dublin 2 (Ref: Andrew Turner).  
Tel: 01 671 0555.

## Viewing

Viewing is by prior arranged appointment only with the sole selling agents.

## Further Information and Data Room

For further information contact Lisney: Ross Shorten [rshorten@lisney.com](mailto:rshorten@lisney.com) 01 638 2745,  
Cathal Daughton [cdaughton@lisney.com](mailto:cdaughton@lisney.com) 01 638 2737 or Martin O'Halloran [mohalloran@lisney.com](mailto:mohalloran@lisney.com) 01 638 2791.





LISNEY DUBLIN  
St. Stephen's Green House  
Earlsfort Terrace  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: [dublin@lisney.com](mailto:dublin@lisney.com)

LISNEY BELFAST  
Montgomery House  
29-33 Montgomery Street  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: [belfast@lisney.com](mailto:belfast@lisney.com)

LISNEY CORK  
1 South Mall  
Cork  
T12 CCN3  
Tel: +353 21 427 5079  
Email: [cork@lisney.com](mailto:cork@lisney.com)

LISNEY LONDON  
91 Wimpole Street  
London W1G 0EF  
UK  
Tel: +44 (0)203 871 2514  
Email: [london@lisney.com](mailto:london@lisney.com)

Lisney Dublin residential offices at Howth Road, Upper Leeson Street, Terenure, Dundrum, Mount Merrion Avenue and Dalkey.





Lisney, St Stephen's Green House, Earlsfort Terrace, D02 X361.  
+353 1 638 2700 PSRA No. 001848



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 including 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. Lisney PSRA No. 001848.

