



## C. 15 Acre Site Zoned “Enterprise”, Butlerstown North, Waterford.

### Asking Price

€POA

- Substantial Holding of Zoned Lands
- Extends to C. 6.07 Hectares or c. 15 Acres
- Ideally located just off the Main N25 Waterford to Cork Road
- Situated in close proximity to a mix of Commercial Enterprises
- Adjoining UPMC Whitfield Clinic
- Adjoining the proposed mixed use ‘ECO Park’ Substantial Commercial Development
- Suitable for a variety of uses under Enterprise Zoning
- Superb Investment / Development Opportunity

PSRA Licence Number: 004069



52 High Street

Waterford

T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



# DESCRIPTION

The property comprises of c.15 acres of land with a substantial modern dwelling of c. 4,500 sq.ft. together with a c.6,000 sq.ft. modern light Industrial / warehouse building. The lands are Zoned ‘Enterprise’ in the Waterford County Development Plan 2011 – 2017 (Extended) and is set out in one large block. These lands represent a superb opportunity for development and also for the provision of support and ancillary services to neighbouring businesses. The lands are accessed by a main artery avenue of c. 20m wide with gated access to the main N25 Waterford to Cork Road, adjacent to the IDA business Park at Butlerstown. The area is dominantly commercial with a broad variety of uses surrounding including Industrial, offices, car sales, retail & retail warehousing and medical.



# LOCATION

The lands are located just off the outer ring road at the Cork Road Roundabout c. 4 miles from Waterford City Centre on the outskirts of the Western Suburbs. The lands are located adjoining Whitfield Clinic UPMC Medical and adjacent to the Waterford IDA Business Park at Butlerstown. These lands are also located adjoining the proposed multi-million Euro ‘Bolands Eco Park’, with extensive technology and medical based office space, Hotel and conference centre planned. The property is within close proximity to some of Waterford’s major Pharmaceutical manufacturers including West Pharma and Sanofi Genzyme. The property is also located within close proximity to The Waterford IDA Industrial Estate which includes a large manufacturing base such as Bausch & Lomb, Teva, Nypro Healthcare, and Schivo Medical to name but a few. Butlerstown Retail park is located adjacent to the subject lands, which includes retailers such as Harvey Norman, Halfords, Home Store & More and Currys PC World. The Cork Road is long regarded as the motor mile, with major car dealers present including the newly opened Audi Waterford showrooms.

Waterford City Centre	c.007km
Dublin	c.172km M9 Motorway
Cork	c.121km N25
Rosslare	c.078km N25
Belfast	c.331km M9 / M1

## ZONING

### The site is zoned Enterprise under the Waterford County Development Plan 2011 to 2017 (Extended)

Enterprise and Employment zone include:

To provide for light industry, enterprise, office and ancillary services with consideration for other related uses.

Enterprise zoning is a commercial zoning that encompasses a broad variety of uses.

## SERVICES

Mains Water/Waste Water

Mains Gas

Mains Electricity

## WATERFORD

Waterford City is located on the South East coast of Ireland and has a resident population of 50,000. Waterford's influence and catchment extend well beyond its boundaries and there is a further 220,000 living within 60 minutes of Waterford City. Waterford is identified as a Gateway City and an Economic Driver for the South East Region in The National Spatial Strategy.

Waterford City is served by a comprehensive transport network and is situated on a number of critical and linking transport corridors with road, rail and bus infrastructure creating excellent accessibility. A runway extension at Waterford Regional Airport (c.13km) is now imminent, to facilitate larger jet aircraft commercial service.

Waterford is Ireland's oldest city and the commercial and administration centre for the South East. Waterford City is a major employment centre for the South East with major multinationals such as West Pharma, Bausch & Lomb, Genzyme, Sun Life Financial, Teva Pharmaceuticals and Hasbro.

Waterford has a skilled labour base which is supported by a significant student population with approximately 10,000 students attending the Waterford Institute of Technology annually.











**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT**  
**SOLE SELLING AGENTS**  
**DNG REID & COPPINGER 051852233**



*Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.*