

## SERVICES

Herewith a summary of the available services in the area;

### Foul Water

We understand that upgrade works to the Greystones Wastewater Treatment Plant have been completed since planning permission was granted and we understand that there is sufficient capacity in the public sewer. The nearest accessible manhole is located in Newtownmountkennedy.

### Surface Water

We understand that there are no public surface water sewers adjacent to the site. Surface water management would need to be dealt with within the site boundaries by way of attenuation ponds or tanks to cater for storm water conditions.

### Water

We understand that the water supply to Newtownmountkennedy is drawn from the nearby Merepark Reservoir and that the available connection would be to the main trunk supply from the reservoir entering Newtownmountkennedy.

### Gas

A high pressure 300mm diameter gas main is laid along the N11 route. We understand that there are several transmission pipes that may be connected to, with the closest to the south of the site.

## TITLE

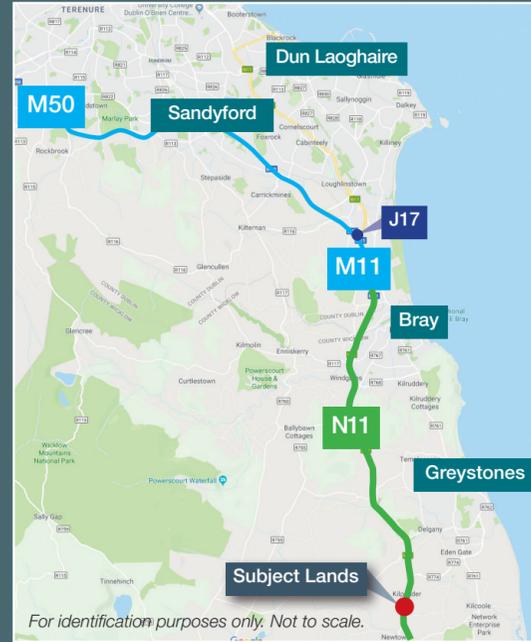
We understand that the lands are held in fee simple and are for sale with the benefit of vacant possession.

## INSPECTIONS

Strictly by prior appointment through the sole selling agent, Savills.



**MAINS SERVICES**  
AVAILABLE



*For identification purposes only. Not to scale.*



## FURTHER INFORMATION

Industrial Department,  
Savills,  
33 Molesworth Street,  
Dublin 2  
Phone: + 353 1 618 1300  
Fax: + 353 1 676 7066  
industrial@savills.ie

[www.savills.ie](http://www.savills.ie)

For further information or to arrange a viewing please contact:

**Gavin Butler**  
+ 353 1 618 1340  
gavin.butler@savills.ie  
PSRA Lic. No. 002233-002934

**Elaine Gordon**  
+ 353 1 618 1313  
elaine.gordon@savills.ie  
PSRA Lic. No. 002233-005472

**Stephen Mellon**  
+ 353 1 618 1366  
stephen.mellon@savills.ie  
PSRA Lic. No. 002233-006202

**Ben McArdle**  
+ 353 1 618 1371  
ben.mcardle@savills.ie  
PSRA Lic. No. 002233-007511

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**FOR SALE  
BY PRIVATE TREATY**

ATTENTION DEVELOPERS,  
INVESTORS AND OCCUPIERS

**STRATEGIC LAND BANK  
ON THE N11  
AT KILPEDDER,  
CO. WICKLOW**

Approx. 32.92 ha (81.36 ac) of prime commercial development land with substantial frontage onto the N11 and full planning permission for extensive datacentre development.



*Boundary is indicative & for information purposes only*

## LOCATION

The subject lands are located on the western side of the main Dublin to Wexford route (N11), just south of Kilpedder Village in Co. Wicklow with substantial frontage onto the N11. Kilpedder is situated approx. 7 km south-west of Greystones and approx. 1.5 km north of Newtownmountkennedy. The lands are situated approx. 15 km from junction 17 on the M50 which provides rapid motorway access to all of the major routes leading from Dublin, to Dublin Airport and the Dublin Port Tunnel.

## DESCRIPTION

The subject lands comprise an extensive land bank extending to approx. 32.92 hectares (81.36 acres) currently in use as agricultural land and subdivided into three parcels by trees and hedgerows. The boundaries comprise post and wire fencing and the adjoining lands comprise forestry to the north and western boundaries with the Mount Kennedy Estate to the southern boundary. The lands are bound to the east by the N11 dual carriageway, just south of Kilpedder Village.

Access to the lands is to the northern boundary from a laneway off the N11 dual carriageway, just south of the L5046 (Kilpedder Road).

## INFRASTRUCTURE

The subject lands have the benefit of a 220kv ESB line traversing the centre of the site from north to south together with a 38kv line running from the N11 close to the site's northern boundary. The lands also have the benefit of the national fibre route traversing the site which runs along the route of the 220kv ESB line.

The above infrastructural provisions make the lands ideal for commercial / datacentre development, subject to the necessary consents / permits and capacity.



**32.92 HA**  
(81.36 AC)  
LAND BANK

**N11**  
SUBSTANTIAL  
FRONTAGE



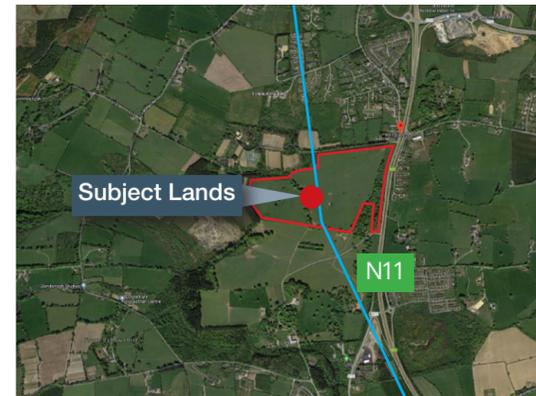
**DATA CENTRE**  
PLANNING PERMISSION

APPROX.  
**15KM**  
FROM JUNCTION  
17 ON THE M50



## DATA CENTRE OPERATORS / OCCUPIERS

The development of data centres in Ireland has increased the demand for industrial land in recent times with Facebook, Edge Connex & Interxion amongst others currently developing data centres in Ireland. We understand that fibre is available to the south and east of the subject lands (see fibre route below in blue) which is key to the viability of any location for datacentre operators.



— National Fibre Route in blue above

  
**NATIONAL  
FIBRE ROUTE**  
TRAVERSING THE SITE



Extract from Newtownmountkennedy Local Area Plan 2008-2018

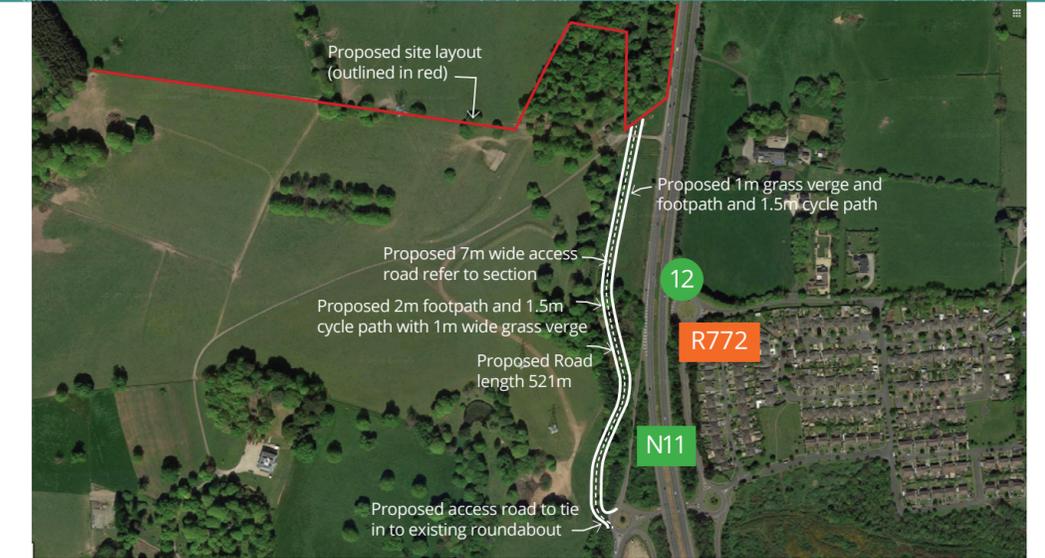
## ZONING

Under the Newtownmountkennedy Local Area Plan 2008-2014 (which has been extended to 2018), the majority of the subject lands are zoned under objective AG\* (Agriculture) – “To provide for agricultural uses with an option for the life of the County Development Plan 2004-2010 to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage”. The remainder of the land (ie. approx. 4.95 acres) is zoned under objective AG (Agriculture) – “To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary”. This LAP is expected to be updated in 2018.

## PLANNING PERMISSION

Planning permission was granted by Wicklow County Council (Planning Reference No. 102123) on 24 February 2014 for the construction of 6 no. identical two storey data centre units, each measuring approx. 10,915 sq m (117,488 sq ft), and associated ancillary works. The duration of the planning permission is for a period of 10 years with an expiry date of 23 February 2024.

Access to the proposed development is off the Ballyronan roundabout at Junction 12 on the N11 from which a new road is to be constructed. We understand that there is a wayleave agreement in place entitling the owner of the subject lands to construct a road (c.521 m) off this roundabout to the subject lands.



This will provide direct access from the subject lands onto the N11 dual carriageway when constructed. A copy of the planning permission together with the associated plans are available on request from the sole selling agent.

## POTENTIAL

This is a unique opportunity to acquire a large development landbank with full planning permission for an extensive datacentre development. The subject lands are well placed to take advantage of the current demand in the greater Dublin area for data centre assets.

US companies looking for a foothold in Europe can find a strategic geographic landing point in Ireland, helped by both the Hibernia Atlantic and Express cables which provide a trans-Atlantic network from key hubs in the US to both Dublin and Cork.

Ireland's business friendly approach to the data centre sector along with favourable corporate tax rates and other socioeconomic factors, has led to the continued success the market has seen from hyperscale, self-build entities and colo operators building in Ireland.



**IRELAND'S  
BUSINESS FRIENDLY  
APPROACH**  
TO THE DATA CENTRE SECTOR