



**clonburris**

for sale by private treaty





**clonburris**  
for sale by private treaty



Clonburris presents a **unique opportunity** to deliver extensive residential development effectively

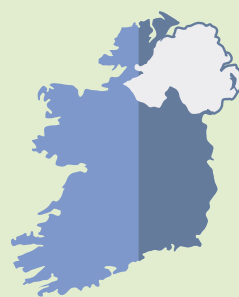
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Strong growth across leading indicators



Ireland

continues to record the fastest rate of economic growth in the EU, averaging 7.2% per annum in the last four quarters



Almost **67,000** net new jobs currently being added per year

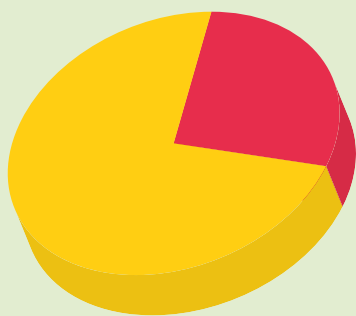


Population growing by over **60,000** persons per annum



Aggregate household disposable income growth averaging over **5% per annum**

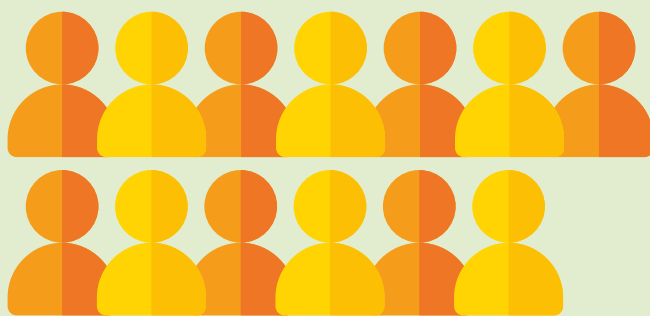
Why Dublin?



**28%** of Ireland's population lives in Dublin



Population currently growing by **15%** per annum



Government expecting the population in the capital to rise by **10,000-12,000** per annum, on average, out to 2040

Residential Market



Dublin's housing market set to remain undersupplied until at least 2023



Vacancy rate in Dublin's PRS below 1.5%



Property prices in Dublin currently rising by 5% per annum



Residential rents rising by 9.5% per annum

Transport



**BUS:** 2 minute walk



**RAIL:** 6 minute walk



**ROAD:** 6 minute drive to N7



**ROAD:** 8 minute drive to N4



**AIRPORT:** 20 minute drive



Aerial Key

- 1

Liffey Valley Shopping Centre
- 2

Liffey Valley Retail Park
- 3

Fonthill Retail Park
- 4

Ballyowen Park
- 5

Lucan Community National School
- 6

Divine Mercy Junior School
- 7

Phoenix Park
- 8

Kishogue Community College
- 9

Dublin City Centre
- 10

Park West Business Campus
- 11

Clondalkin Industrial Estate



clonburris

Executive Summary

This is a sizeable trophy land holding in a quality location

The property comprises an extensive landbank extending to approximately 26.30 hectares (65.01 acres).

The lands are contained within an area designated as the Clonburris SDZ which we understand is due to be adopted in 2019.

The lands have the potential to accommodate approximately 800-950 residential units, subject to planning permission.





## Location

The subject property is located approximately 12km west of Dublin city centre, between the well-known residential suburbs of Lucan and Clondalkin. It is almost equal distance to the N4 and N7 from the subject property.

Clondalkin is a rapidly expanding residential, retail and commercial suburb which is well serviced by road and rail networks and public transport. Coupled with nearby Lucan, the area provides significant commercial amenities.

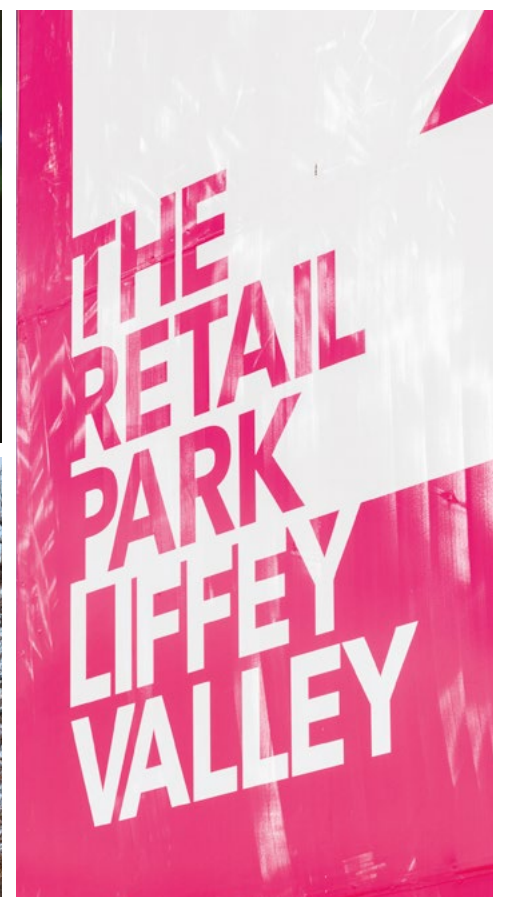
There are a number of established business parks nearby, which are home to some significant employers. Grange Castle Business Park is located 3km from the subject property or less than a five-minute drive. This park is home to Pfizer, Takeda Pharmaceuticals and Cuisine de France. Pfizer employs approximately 3,000 staff in Dublin. The property is also close to Park West Business Park, Fonthill Retail Park, Liffey Valley Shopping Centre and Citywest Campus.

Clondalkin Village provides the Mill Shopping Centre and a number of cafés, restaurants and other retail and commercial uses.

In Lucan, Liffey Valley Shopping Centre and it's surrounding retail parks provide significant retail, food and beverage and leisure amenities to residents of the area. The Shopping Centre is one of Dublin's largest and has recently undergone significant expansion to provide more retail, a large cinema and restaurants.

Clonburris is surrounded by expansive residential suburbs which are well established and have a wealth of associated amenities.

In the immediate vicinity of the site there are a number of schools, both primary and secondary, parks, GAA and other sports clubs, playgrounds, childcare facilities and parks, notably Griffeen Valley Park.









## Accessibility


Clonburris is located approximately 12km west of Dublin City Centre. It is approximately 3.4km south of the N4 and 4.8km north of the N7. The M50 can be reached within 9 minutes by car and is approximately 6.5km from the subject property.


Dublin Bus operates route 40 through the area, with the closest stop being located at Fonthill Road and Foxdene estate, less than 200m from the subject property or a two minute walk. There are a number of other bus routes operating in the area.

Clondalkin/Fonthill Train Station is located within 500m of the subject property and can be accessed on foot in approximately six minutes. This station provides commuter trains access to Dublin Pearse in the CBD in approximately thirty minutes. Heuston Station can be reached within approximately fifteen minutes, where connecting trains can be accessed for Cork, Galway and Limerick.

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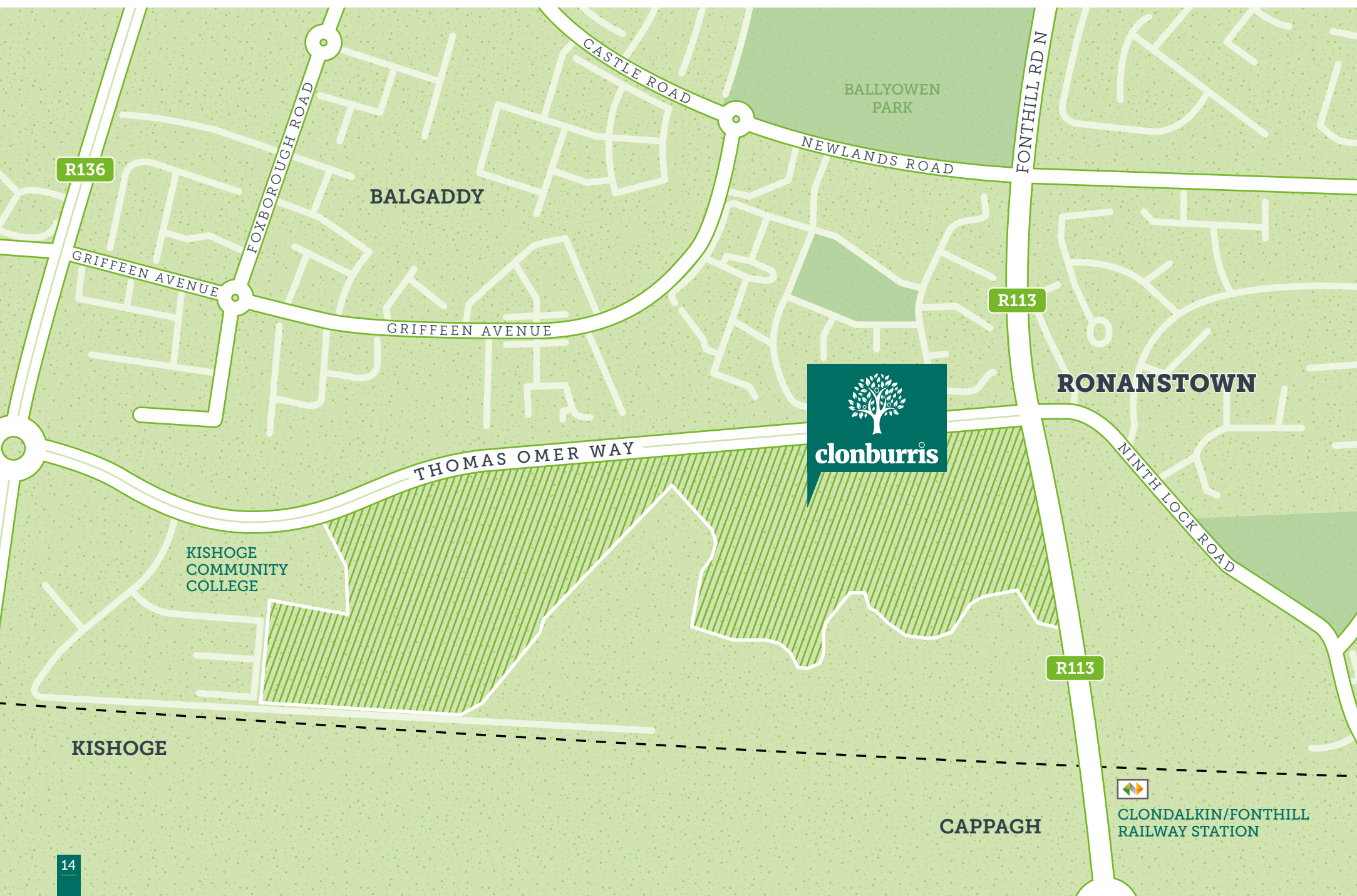
**BUS:**  
2 minute walk
- 

**RAIL:**  
6 minute walk
- 

**ROAD:**  
6 minute drive to N7  
8 minute drive to N4
- 

**AIRPORT:**  
20 minute drive





## The Opportunity

The property comprises an extensive landbank extending to approximately 26.30 hectares (65.01 acres).

These substantial greenfield lands are bounded by Thomas Omer Way to the north, the R113 to the east, greenfield lands and the rail line to the south and Kishoge Community College to the west.

The plot forms part of a larger undeveloped site in the area and development has taken place on all sides of it in recent years. The site represents one of the last remaining plots in the area where no development has taken place yet. It is surrounded by expansive and established West Dublin suburbs, which have proven to be a sought-after location to reside. This provides an opportunity to offer scale and quality residential and create a new vibrant area of West Dublin.

The site has been designated, along with the neighbouring lands as a Strategic Development Zone by South Dublin County Council.





Being located within an SDZ means a reduced risk of delays with the planning process

## Strategic Development Zone

### Background & Current Status

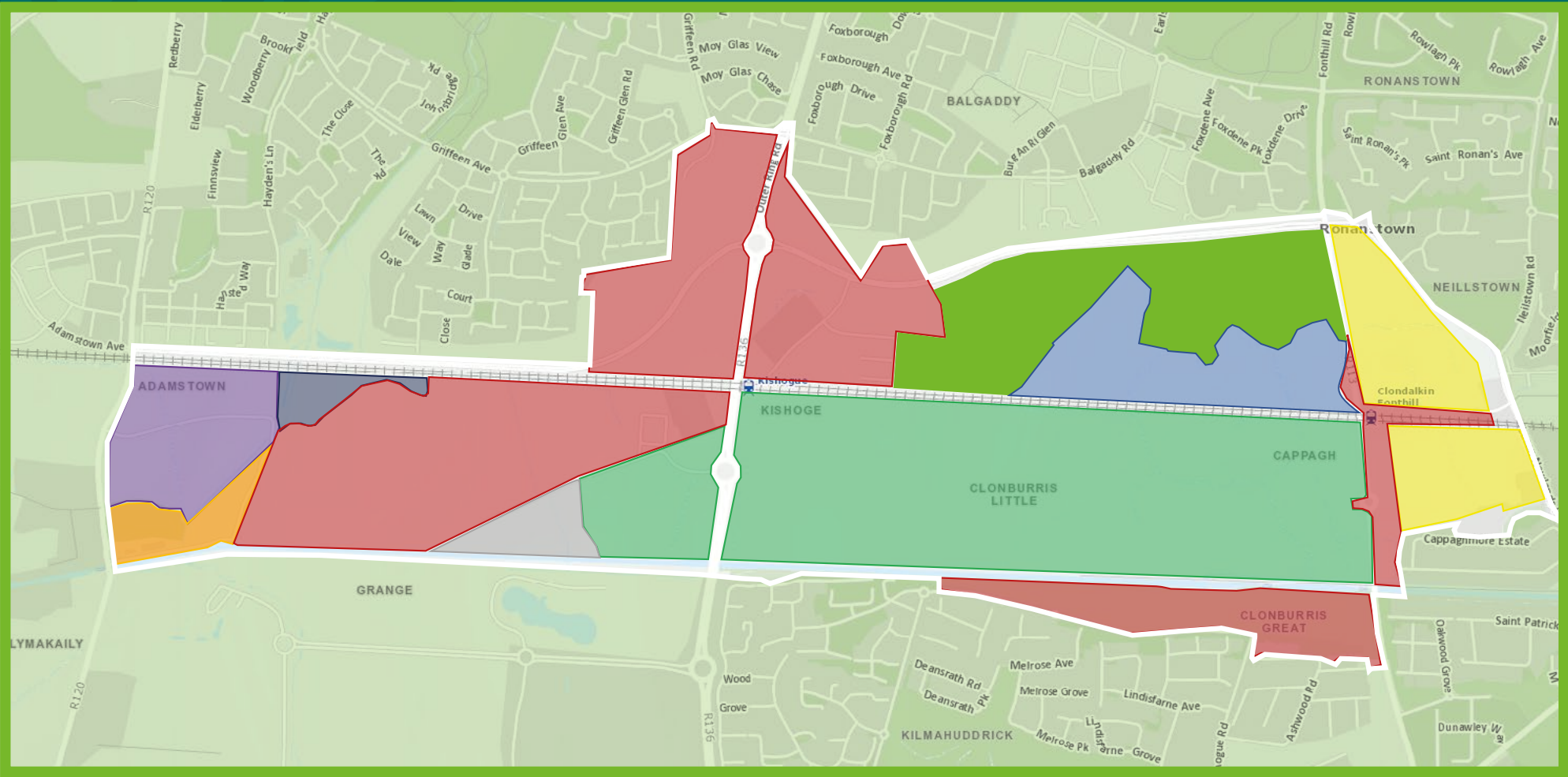
- On 15 December 2015, the Government ordered the designation of approximately 280 hectares (691.60 acres) of lands at Balgaddy - Clonburris, as a site for the establishment of Strategic Development Zone (SDZ).
- South Dublin County Council (SDCC) is the specified Development Agency for the Clonburris SDZ area as well as being the relevant Planning Authority for the area.
- The SDZ has an approved planning scheme, which means if the Planning Authority deem a development proposal consistent with the scheme, they must grant planning permission. There is no right of appeal to An Bord Pleanála.
- SDCC carried out non-statutory pre-draft consultation in Spring 2016 prior to publishing the Clonburris Strategic Development Zone Draft Planning Scheme in September 2017.
- The public consultation programme for the Draft Planning Scheme took place between late September 2017 and early November 2017 (inclusive). The public consultation programme for the Proposed Material Alterations to the Draft Planning Scheme took place between late March 2018 and late April 2018 (inclusive).
- Following the receipt of motions from Elected Members, a Special Council Meeting was held on Tuesday 19 June. Having considered the Draft Planning Scheme, the Proposed Material Alterations to the Draft Planning Scheme, the Chief Executive's Report on Submissions and the SEA Environmental Report, the Elected Members having complied with the provisions of the Planning and Development Act 2000 as amended, decided by resolution to make the Clonburris Strategic Development Zone Planning Scheme subject to variations and modifications on Tuesday 19 June 2018.
- ABP held an oral hearing that concluded in January 2019. ABP is expected to make a determination within 6 months.
- The subject lands extend to approximately 26.30 hectares (65.01 acres) and equate to approximately 9.4% of the Clonburris SDZ.
- The Planning Scheme devised for the SDZ lands is grounded on the establishment of three broad Character Areas: i Clonburris; ii Kishoge; iii Adamstown Extension – the subject lands are located within Kishoge North East, Clonburris North West and a small portion of Clonburris Urban Centre.
- The SDZ Order for Clonburris (Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris, South Dublin County Order 2015) designates the SDZ lands for residential development together with schools and other educational facilities, commercial activities, including employment, office, hotel, leisure and retail facilities, rail infrastructure, emergency services and community facilities as referred in Part III of the First Schedule to the Planning and Development Act 2000 - 2016 (as amended), including health and childcare services.

#### Land Ownership Key (right)

- Vendor
- NAMA
- Cairn Homes
- Kelland Homes
- South Dublin County Council
- Private - Heapes Family
- Loanstar
- Private - Hayden Family
- Various Individuals & SDCC

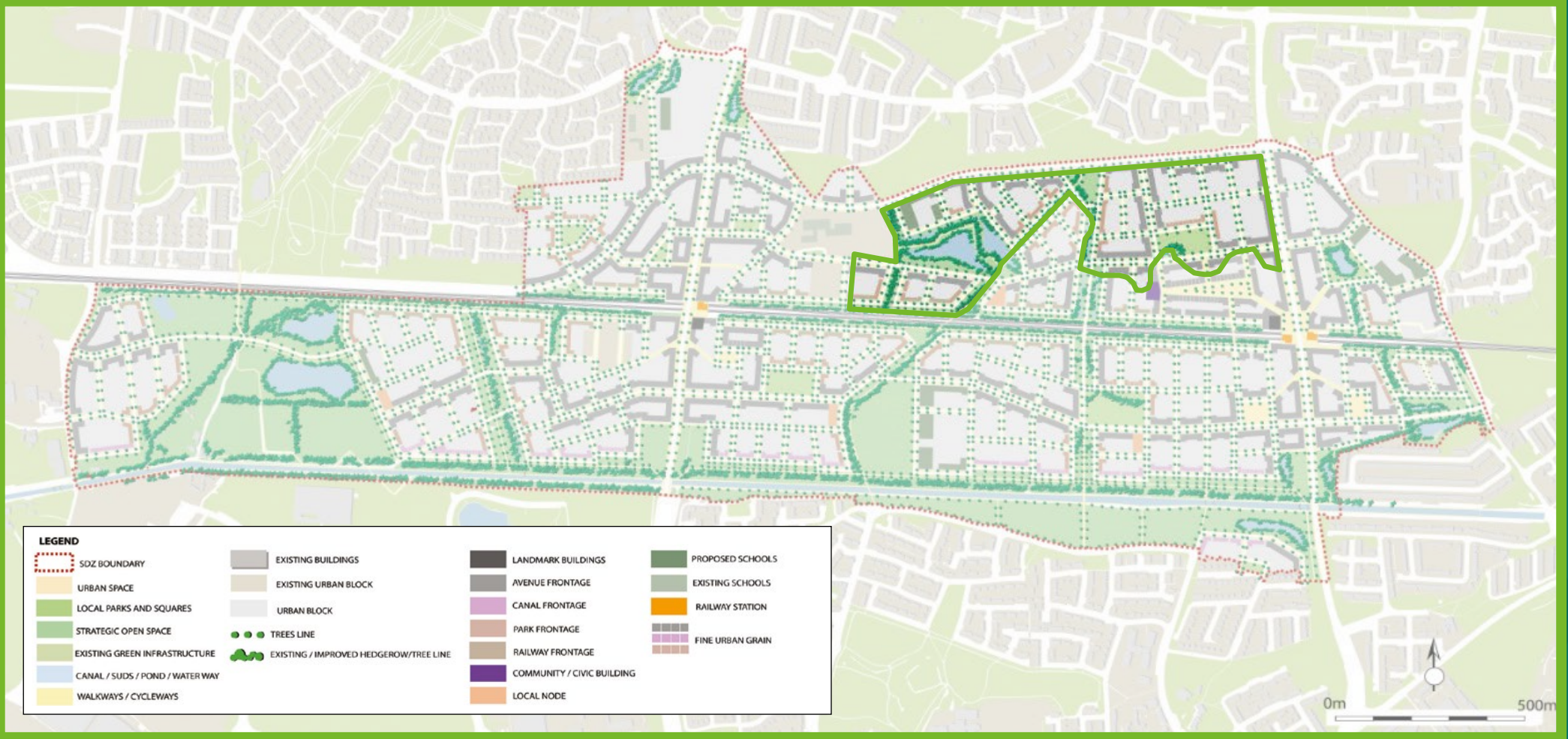


Site outline for identification purposes only

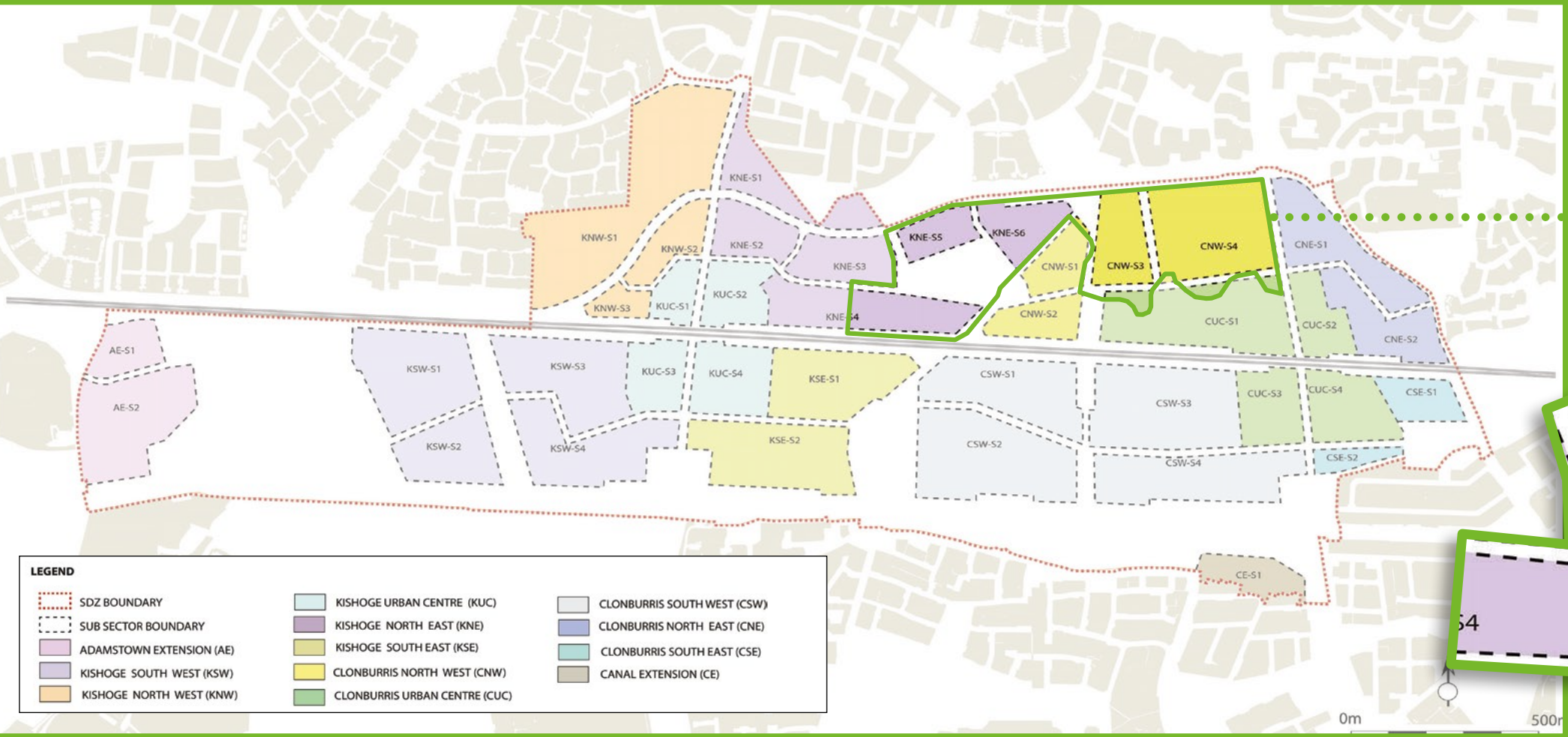


Approximate understanding of neighbouring land ownership.





Site outline for identification purposes only



Site outline for identification purposes only

# The Subject Lands

- The subject lands have been identified as suitable for primarily residential development, subject to planning permission with a small portion identified as suitable for mixed use development as illustrated in the map below. In addition, there is a designation for a Primary School (1.83 ha) on the north west portion of the lands.
- Phasing - The Draft SDZ Planning Scheme refers to phasing but is not specific regarding each land holding. The Planning Scheme does not specify a commencement location for the construction of residential units for any phase of residential development. The location for commencing development in the Planning Scheme and within Development Areas is flexible. However, apart from exceptional circumstances, when development commences in a Development Area, subsequent permissions and development in the subject Development Area shall be required to integrate with the previous development in a sequential way.
- The development of the SDZ lands is subject to the SDCC Section 48 Development Contribution Scheme 2016-2022 and the Kildare Route Project Section 49 Contribution Scheme and any applicable superseding schemes.

# Feasibility Study

Using the guidelines in the SDZ, the study by Reddy Architecture has identified the following minimum, maximum and target quantum of residential and commercial accommodation for the subject lands;

	Residential			Non-Residential
	Minimum	Maximum	Target	
Clonburris North West	527	630	578	Community – 600 sq m Employment Use – 200 sq m
Kishoge North East	290	322	354	
<b>Total</b>	<b>817</b>	<b>952</b>	<b>932</b>	<b>800 sq m</b>

This will comprise a mix of housing, apartments and duplex units.





# Market Overview

## Economic Overview

Ireland’s economy continues to outperform every other country in the EU with output rising at an annual rate of 9.0%. Some 66,700 new jobs are now being added each year and unemployment has fallen to 5.5%. Earnings have begun to respond to the tightening labour market with average hourly pay rates edging up by 2.1% in the year to September. However, when we include employment gains and the tax cuts of recent budgets, real aggregate disposable income growth has averaged nearly 6% per annum over the last four quarters. While the capacity remains for further jobs growth, Ireland’s labour resources are gradually being sweated more intensively. In addition to lower unemployment there has been an uptake in labour force participation, a decline in part time work and an increase in the average number of hours worked. All of this suggests that wage inflation is likely to strengthen, which should be supportive of the housing market.

While domestic demand is very strong, there are a number of uncertainties in the global economy. These include Brexit, the trade relationships between the US and China and ongoing global tax reforms. Despite these uncertainties, and recent evidence of slower growth in Europe, Ireland’s economy is expected to continue outperforming with consensus GDP growth forecast of 4.2% for 2019.

## Residential Market Transactions

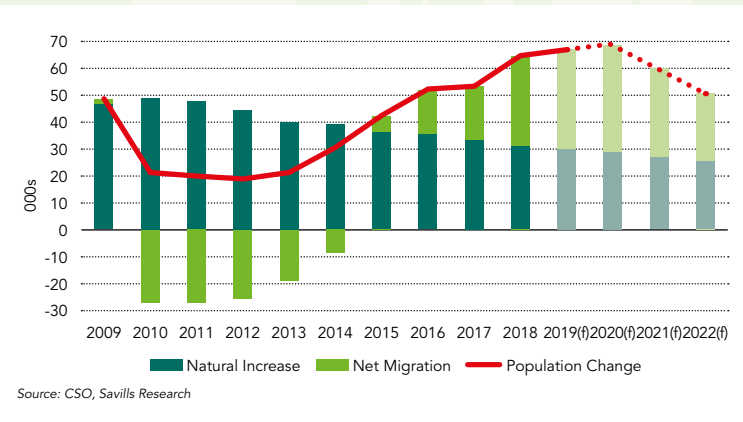
Residential transactions rose by 5.6% in the rolling 12m to end-September. However, new home sales have risen by over 20% compared with just 2.8% in the second-hand market. This is unsurprising given the sustained increase in residential construction (see Figure 2). Sales have risen more than twice as quickly in Dublin with transactions up by 9.3% in the rolling 12 months compared with 3.8% Ex. Dublin. Part of this is due to the fact that housing output has risen faster in Dublin. But it also reflects demographic pressures feeding into demand – Dublin’s population rose by 1.5% in the year to end-September, compared with an estimated 1.2% elsewhere in the country.

Residential transactions rose by 5.6% in the rolling 12m to end-September

## Demand

Housing demand is inexorably linked to population growth. Ireland’s population has been growing strongly in recent years. Over 240,000 people have been added to the headcount since 2013 and in the twelve months to April 2018, the population expanded by 65,000. Future population growth is logically contingent on three components; births, deaths and net migration. The annual surplus of births over deaths has slowed sharply. This is partly because the baby boomers of the early 1980s are now approaching 40 and have had most of their children. But it is also because the number of deaths is rising as our population ages. So far net immigration has filled this gap but it’s not obvious that this can continue. Our central case is that population growth will slow over the medium term.

Figure 1: Annual Population Change



This view is echoed in Government and ESRI predictions. The National Planning Framework – the Government’s high-level strategy for shaping the future growth of Ireland – foresees the population of Ireland rising by approximately one million from its current level by 2040. This equates to around 45,000 additional warm bodies on average each year out to 2040.

Housing demand also depends on average household sizes. The decline in average household sizes, which drove housing demand during the 2000s, has stalled. This is because Ireland had another baby boom between 2007-2012 and children tend to live in larger households. Notably, the oldest of these children is still only 11, so it will be some years before they are leaving home and forming their own small households as single people or couples. Conversely, there has been a 200,000 (25.8%) decline in the number of twenty-somethings since 2008 – the age group that naturally forms smaller households. All else equal, the reduced weighting of people in the age cohort which tends to live in smaller households is preventing the average household size from continuing to fall.

Once we factor in other determinants of housing demand, namely depreciation of the existing housing stock and, arguably, the need to compensate for under-building in recent years, Savills estimates an annual housebuilding requirement of around 35,000 units per annum over the period 2018 - 2022, with approximately 37% of this requirement in Dublin.

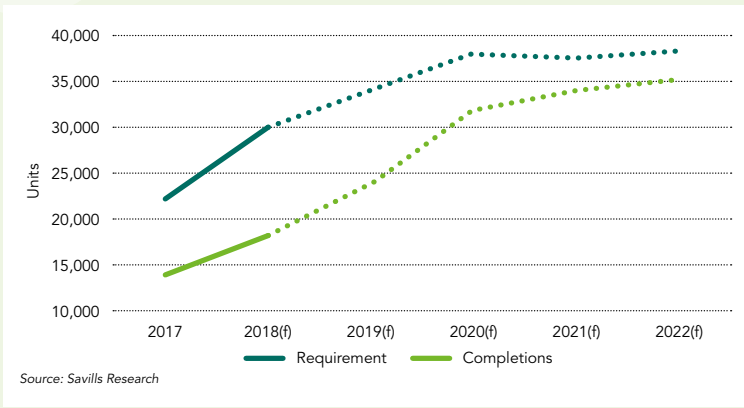
## Supply

Recognising the deficiencies of ESB connections as a proxy for new housing output, the CSO has now assumed responsibility for producing a ‘clean’ quarterly dataset on housing completions statistics. A total of 17,161 residential dwellings were completed in Ireland over the 12 months to September 2018, a 33% increase on the 12,896 built a year previously. Of these, 6,632 (38.6% of total output) were in Dublin. This compares to Dublin’s current 28.2% share of the national population and 26.7% share of the housing stock and demonstrates that the focus of new development is on the capital.

Looking ahead we expect new dwelling construction to continue ramping-up, particularly in Dublin. An additional 33,537 units can potentially be delivered on sites with live planning permission in the capital – a 171% increase on the potential pipeline one year ago. One-fifth of these are already under construction, while 26,700 further units have planning in place but are yet to be started. Commencement notices for the rolling 12 months to August are up 20.2% nationally, but by only 7.6% in Dublin. However, following the recent sharp increase in planning permissions for Dublin apartments, we expect commencement notices to pick-up again sharply, suggesting further significant expansion in residential completions after a lag. Reflecting this momentum, we are forecasting that housing completions nationally will land at around 18,300 units this year and rise to around 24,000 in 2019.

Comparing our current demand and supply estimates we envisage that the market, at both national and Dublin levels, will remain undersupplied until at least 2022. Consequently occupiers will continue to be forced into competitive bidding to buy and let properties, leading to price and rent inflation.

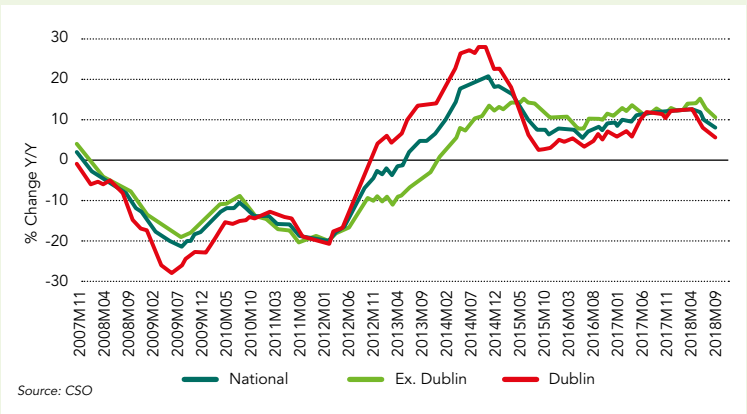
Figure 2: Housing Completions vs. Requirement – National



## Pricing

Focusing on the sales market, residential prices rose by 8.2% per annum in September. House price inflation in Dublin has slowed sharply from 13.0% in April to 5.8% y/y in September (see Figure 3). About 16% of this slowdown can be attributed to the base effect – as average prices rise the same money value uplift naturally leads to smaller-and-smaller percentage increases. Mortgage restrictions have also contributed to the slowing inflation, particularly as Loan-to-Income (LTI) ratios have become more binding. However this factor should not be overplayed. Especially in the starter home market, cash investors (both individuals and institutions) are ready and willing to compete for properties that lending restrictions are preventing owner occupiers from buying. Indeed it is notable that cash buyers still account for 46% of all residential transactions. A more cogent analysis, therefore, is that house price inflation in Dublin is primarily slowing due to a narrowing gap between supply and demand.

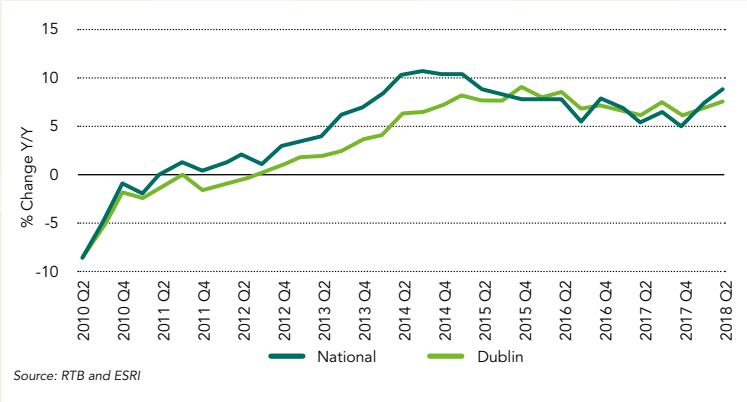
Figure 3: Residential Property Prices





The demand for rented accommodation continues to be driven by the affordability challenges of home ownership. Despite an expansion in the rental stock, vacancy rates have fallen to around 1% throughout Ireland. As a result rents rose by 7.6% in the twelve months to June 2018. Despite Dublin being a designated Rent Pressure Zone (RPZ), rents grew by 8.8% over the same period. Rental growth in properties that had not previously been let and those that have undergone substantial changes – both of which are excluded from the rent caps – would appear to explain why growth in the capital continues to exceed the regulated rate of 4% per annum.

Figure 4: Residential Rents



## Summary

While residential supply is increasing, it is not yet sufficient to meet the number of units needed to cover population growth and depreciation of the existing stock, never mind to compensate for a backlog of undersupply in recent years. However, as the supply and demand curves converge the market will become better balanced and both price and rent inflation will ease. We are currently forecasting national house price inflation of 7-9% this year, with growth in Dublin of 5-6%. For 2019, we are forecasting price growth of around 4-7% in both locations. On rents our econometric model predicts inflation of 8.2% in Dublin this year, moderating to around 6.5% in 2019.

## Policy

With housing output currently below the estimated house building requirement, the Government has endeavoured to stimulate housing development activity through a range of supply-side measures. These include;

- Fast-track planning: Developers can now submit planning applications for housing developments of 100 or more residential units, or 200 plus student accommodation units (or a combination of both), directly to the national planning body, An Bord Pleanála, instead of to local planning authorities as was previously the case. According to Savills' Development Land team, the scheme is currently shaving up to two months off the overall planning process. The Government has estimated that it could eventually reduce the time in planning from around 18 months to 7-8 months.
- New national apartment planning guidelines: The new guidelines allow for a certain amount of smaller studio type apartments in certain managed developments, reduce the minimum number of dual aspect units, increase the maximum number of units per lift / stair core and relax car parking provision requirements in city centre locations and those served by public transport.
- Stamp duty refund scheme: The rate of stamp duty on non-residential transactions was tripled from 2% to 6% in Budget 2018. However, in response to concerns raised by Savills, a stamp duty refund scheme has been put in place for buyers of land purchased for residential development. This is conditional on the land being developed within 30 months.
- Reduction in Capital Gains Tax (CGT) holding period: Under previous legislation qualifying property assets bought between December 2011 and the end of 2014 could be sold free of a CGT liability after a minimum holding period of seven years. This has been reduced to four years meaning residential development land bought in 2012, 2013 and most of 2014 can now be immediately traded without a CGT liability.



- Opening-up of State lands: The Government has committed to identifying State lands capable of delivering new homes and releasing these lands to the market at a cost that will allow for the delivery of affordable housing. An interactive Housing Land Map portal providing details of over 700 local authority and Housing Agency owned sites incorporating some 1,700 hectares, as well as 30 sites (200 hectares) owned by State or Semi-State Bodies, has been launched as part of the Government's Rebuilding Ireland initiative.
- Budget 2017 saw the announcement of a First-Time Buyers (FTBs) Help-to-Buy scheme. The scheme remains in place and is designed to assist FTBs of new homes by:
  - Providing a rebate of income tax (including DIRT) paid over the previous four tax years up to a maximum of 5% of the purchase price, up to a value of €400,000.
  - Where new homes are valued between €400,000 and €500,000 the maximum relief (i.e. €20,000) will continue to be available.
  - No relief is available for new purchases costing over €500,000 or new-builds valued at over €500,000.
  - The relief is linked to a mortgage being taken out for a minimum of 70% of the purchase price, or in the case of a self-build, 70% of the valuation approved by the mortgage provider.
  - Relief is provided at deposit stage (signing of contract) or, in the case of a self-build, following the drawdown of the first tranche of the relevant mortgage.
  - Eligibility for the incentive was back-dated to take effect from 19th July 2016 - the date of the publication of Rebuilding Ireland.

Since the beginning of 2017, FTBs are only required to provide a minimum deposit of 10% of the value of the property. The change replaced the previous system whereby a deposit of 10% was required on the first €220,000 of the price of a property and 20% on the balance above €220,000. The requirement for second and subsequent buyers to provide a minimum deposit of 20% remains unchanged. Similarly, the buy-to-let requirement of a minimum 30% deposit also remains unchanged.

Previously banks or other credit institutions could issue loans with up to 20% of the combined value of first time buyers (FTBs) and second and subsequent buyers (SSBs) mortgages allowed above a 3.5 Loan-to-Income (LTI) ratio. Since January 1st 2018, however, just 10% of the value of new mortgage lending to SSBs can be above the LTI cap. The 20% exemption remains in place for FTBs.

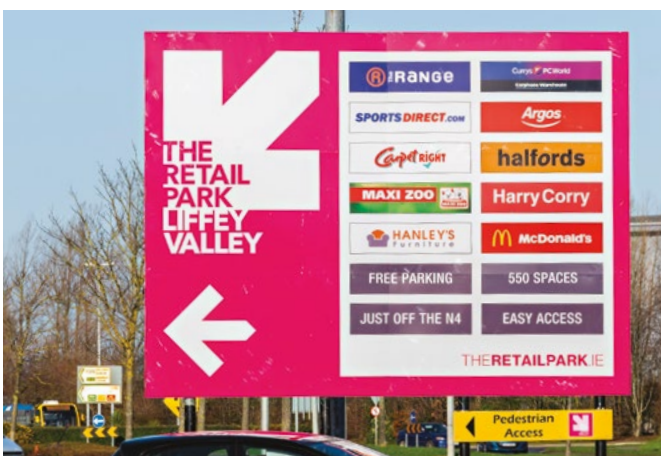
## Funding

In the post Global Financial Crisis (GFC) era, some lending institutions that previously funded speculative development are still in the process of repairing their balance sheets. As a result, many are reluctant to fund this type of activity. In this context, to help address liquidity constraints, the Government announced Home Building Finance Ireland (HBFI) in Budget 2018. While not yet up-and-running, the aim is that HBFI will increase the availability of debt funding on market terms to land owners who want to undertake commercially viable residential development projects. Some €750 million of the Ireland Strategic Investment Fund is to be made available to finance housing development through this new vehicle. It is claimed that this has the potential to fund the construction of 6,000 homes.

As part of the Government's Rebuilding Ireland programme, the Local Infrastructure Housing Activation Fund (LIHAF) was established. LIHAF provides funding for public off-site infrastructure to unlock land in high demand areas and accelerate the delivery of new homes. As of March 2018, a total of 30 public infrastructure projects received final approval and have been signed-off under the programme.

Ireland's economy continues to outperform every other country in the EU with output rising at an annual rate of 9.0%









Site outline for identification purposes only



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**Title**

**Services**

**Viewings**

**Data Room**

A title summary is available in the property data room.

Interested parties are also advised to satisfy themselves as to the presence, adequacy and availability of all services to the subject lands.

Viewings strictly by appointment and to be arranged with the sole selling agent.

Further information is attainable through a dedicated web based data room at [www.clonburrisdevelopment.com](http://www.clonburrisdevelopment.com)

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RONAN  
DALY  
JERMYN





**clonburris**

## **Clonburris Lot 2**

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For Sale By Private Treaty



# Executive Summary

**Lot 2 Clonburris**, along with Lot 1, provides a unique opportunity to acquire over 100 acres of SDZ land in West Dublin

Large landholding adjoining Lot 1 Clonburris lands

The property comprises approximately 15.37 hectares (38.00 acres)

Located within an area designated as the Clonburris-Balgaddy Strategic Development Zone

The property has the potential to accommodate approx. 700-850 residential units and 21,385 sq m commercial, subject to planning permission

If acquired alongside Lot 1, the entire could accommodate up to 1,800 residential units and approx. 22,185 sq m commercial, subject to planning permission







## The Opportunity

The property comprises an extensive greenfield landbank extending to approximately 15.37 hectares (38.00 acres) development land.

This property is bounded to the north and west by the Lot 1 lands, the south by the rail line and to the east by the R113 road way.

The site has been designated, along with the neighbouring lands as a Strategic Development Zone by South Dublin County Council.

Alongside Lot 1, the two properties can accommodate approximately 1,800 residential units and approx. 22,185 sq m commercial, subject to planning permission.



### Aerial Key

- |                                 |                                   |                                 |
|---------------------------------|-----------------------------------|---------------------------------|
| 1 Liffey Valley Shopping Centre | 5 Lucan Community National School | 9 Dublin City Centre            |
| 2 Liffey Valley Retail Park     | 6 Divine Mercy Junior School      | 10 Park West Business Campus    |
| 3 Fonthill Retail Park          | 7 Phoenix Park                    | 11 Clondalkin Industrial Estate |
| 4 Ballyowen Park                | 8 Kishogue Community College      |                                 |



**BUS:**  
2 minute walk



**RAIL:**  
6 minute walk



**ROAD:**  
6 minute drive to N7  
8 minute drive to N4

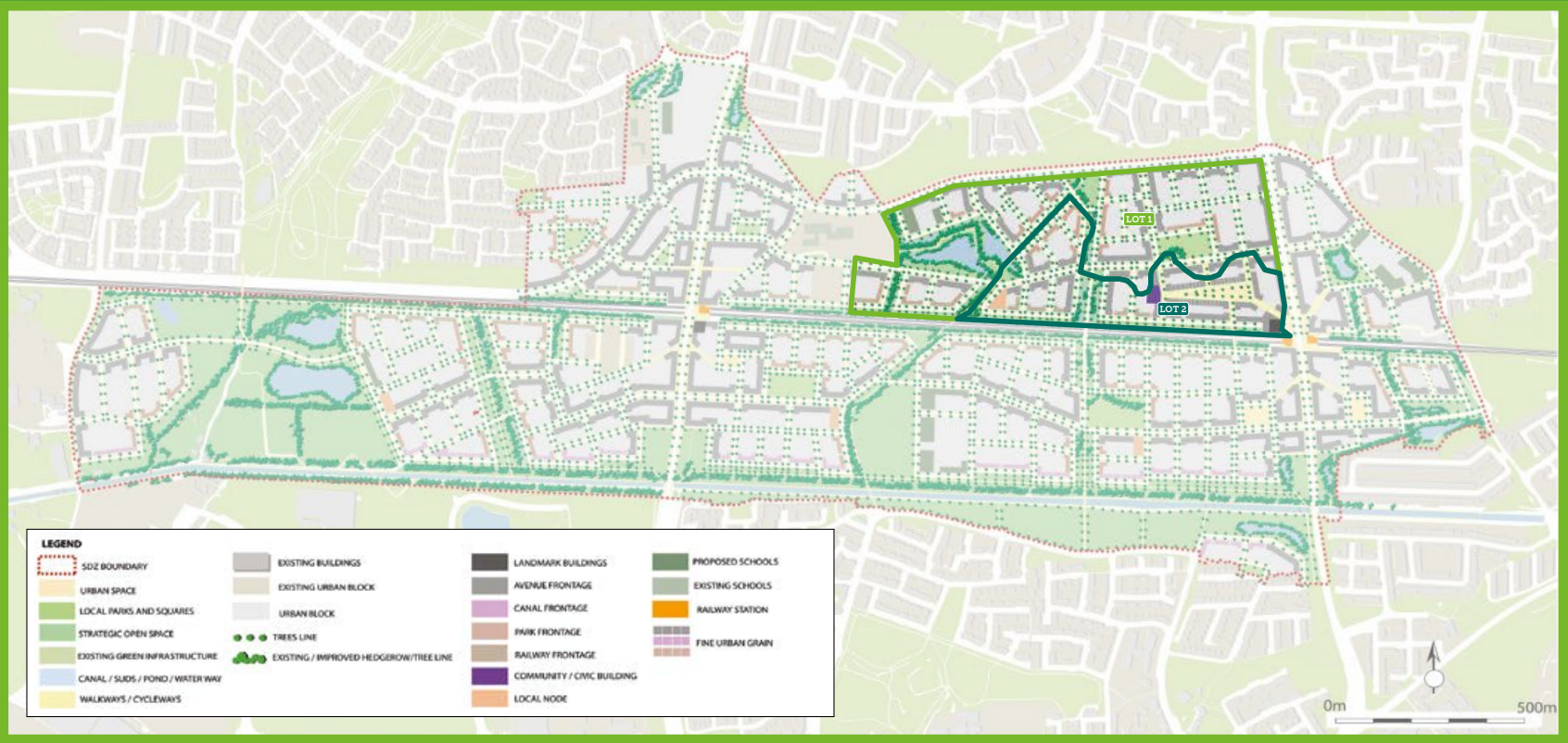


**AIRPORT:**  
20 minute drive

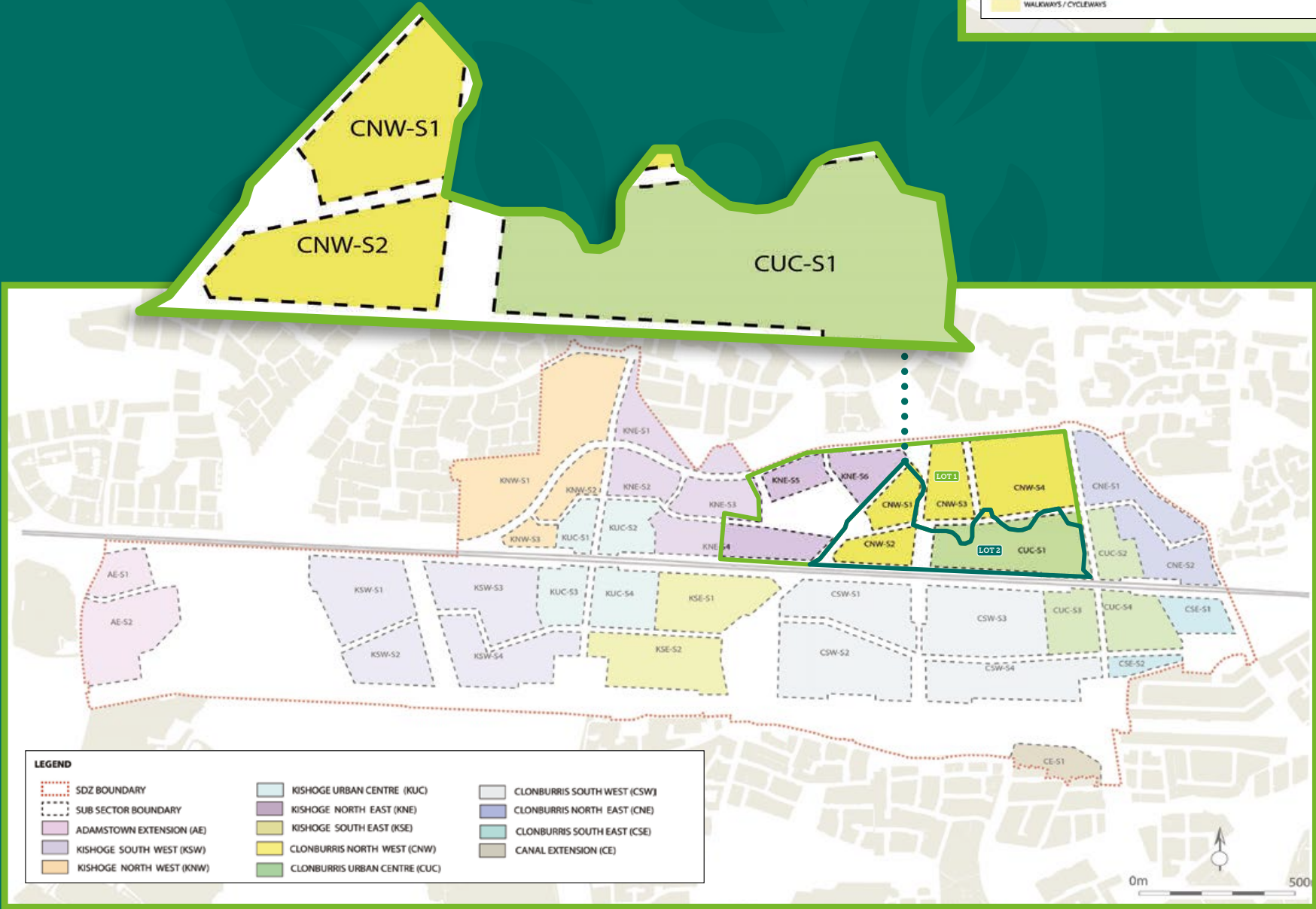


The Subject Lands

- The subject lands extend to approximately 15.37 hectares (38.00 acres) and equate to approximately **5.5% of the Clonburris SDZ**. If considered in conjunction with Lot 1 this could become almost 15%.
- The Planning Scheme devised for the SDZ lands is grounded on the establishment of three broad Character Areas: i Clonburris; ii Kishoge; iii Adamstown Extension – the subject lands are located within Clonburris Urban Centre and Clonburris North West.
- A large part of the site is designated within Clonburris Urban Centre close to the Clondalkin/ Fonthill Train Station. The remainder of the land is designated under Clonburris North West which is primarily residential designation. A small portion of the CUC-S1 lands fall within the boundary of the Dietacaron property.
- The SDZ Order for Clonburris (Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris, South Dublin County Order 2015) designates the SDZ lands for residential development together with schools and other educational facilities, commercial activities, including employment, office, hotel, leisure and retail facilities, rail infrastructure, emergency services and community facilities as referred in Part III of the First Schedule to the Planning and Development Act 2000 - 2016 (as amended), including health and childcare services.
- The subject lands have been identified as suitable for residential and commercial development, subject to planning permission.



Outlined for identification purposes only



Outlined for identification purposes only

Planning Review

Based on the densities prescribed in the draft SDZ, a review by John Spain Associates has identified the site has capacity to develop 725-851 residential units and approximately 21,385 sq m (230,186 sq ft) commercial space broken down as follows;

Development Area	Sub Section	Net Ha	Net Density Low	Net Density High	Units Low	Units High
Clonburris Urban Centre	CUC-S1	8.21	64	74	523	605
Clonburris North West	CNW-S1	2.17	45	55	98	119
	CNW-S2	2.31	45	55	104	127
TOTAL		12.69			725	851

Development Area	Sub Section	Net Ha	Retail Maximum	Employment	Community Civic	TOTAL
Clonburris Urban Centre	CUC-S1	8.21	12,920	4,515	2,500	19,935
Clonburris North West	CNW-S1	2.17	0	0	0	0
	CNW-S2	2.31	650	200	600	1,450
TOTAL		12.69	13,570	4,715	3,100	21,385





**clonburris**

## Title

A title summary is available in the property data room.

## Services

Interested parties are also advised to satisfy themselves as to the presence, adequacy and availability of all services to the subject lands.

## Sales Agents

### Savills

33 Molesworth Street  
Dublin 2, Ireland  
[www.savills.ie](http://www.savills.ie)

PSRA - 002233



**savills**

### Mark Reynolds

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### Nicky Conneely

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## Viewings

Viewings strictly by appointment and to be arranged with the sole selling agent.

## Data Room

Further information is attainable through a dedicated web-based data room at [www.clonburrisdevelopment.com](http://www.clonburrisdevelopment.com)

## Solicitor

### Ronan Daly Jermyn

The Exchange  
George's Dock  
IFSC  
Dublin 1



### Evin McCarthy

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