

Attention Developers,  
Investors and Occupiers

savills

## For Sale by Private Treaty

Strategic Land Bank at Ballymakally,  
Lucan, Co. Dublin



Approx. 23.5 ha (58 ac) of prime  
commercial development land  
in one of Dublin's most rapidly  
expanding commercial districts

Boundary is indicative, for illustrative purposes only

**Savills Ireland**  
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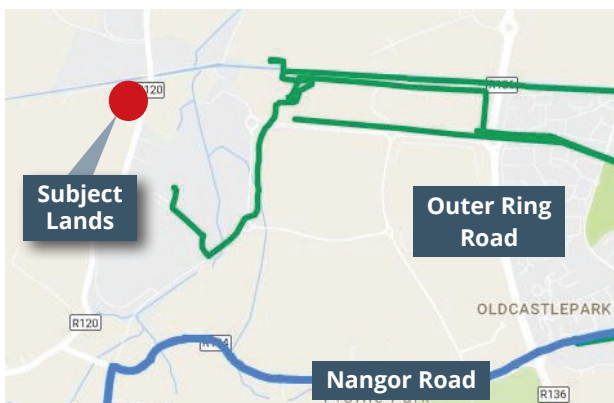
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## Location

The subject lands are located on the western side of the Adamstown Road (R120) and south of the Grand Canal. Access to the lands is off the R120 route. The outer ring road which connects the N4, N7 and N81 routes is just 3.4 km from the subject lands with the N4 and N7 routes within approx. 2.5 km and 5 km respectively. The location enjoys easy access to Junction 7 (N4) on the M50 which is within approx. 7 km and Junction 9 (N7) on the M50 which is within 10 km of the subject lands. The M50 provides rapid motorway access to all of the major routes from Dublin and to Dublin Airport and the Dublin Port Tunnel.

There have been extensive road improvement schemes in the locality in recent years. The subject lands are beside Grange Castle Business Park, one of Ireland's premier business park destinations which has been developed by South Dublin County Council in conjunction with IDA Ireland and is home to leading multi-nationals including Takeda, Grifols Pharma, Pfizer, Microsoft and Aryzta Foods. In addition, Kilcarberry Business Park and Profile Park on the Nangor Road are within close proximity of the subject lands and include occupiers such as BWG Foods, Google and Digital Realty Trust, amongst others.

## Map of fibre routes serving locality



- T50 fibre route
- Dublin fibre network

## Road Improvements & Infrastructure

There have been extensive road improvement schemes in the local area in recent times including the R120 Adamstown Road which has already been widened to within 400m of the subject lands. Further road widening of the R120 along the eastern boundary of the subject lands as far as the Nangor Road to the south is due to commence in 2017, with completion anticipated in 2018. These works will dramatically improve access to and from the subject lands.

The locality has witnessed an enormous wave of commercial development over the last 15 years and has attracted a significant amount of development in the datacentre sector in particular. The availability of both power and the T50 fibre route along the Nangor Road have been key in attracting these uses. Now that the area is firmly established as Dublin's hub for datacentre activity, Eirgrid is currently in the process of increasing the availability of power to the locality to accommodate future demand.

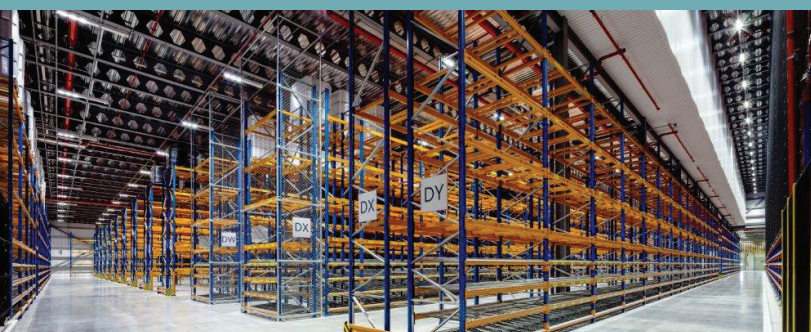
## Description

The subject lands comprise a large regular shaped parcel of land extending to approx. 23.5 ha (58 ac). The land benefits from extensive frontage of approx. 700m onto the Adamstown Road (R120). The land is bound to the north by post and wire fencing, hedgerows and farm buildings. Hedgerows largely form the boundaries of the land to the south and west with undeveloped lands bordering these boundaries. The Adamstown Road runs along the site's eastern boundary and provides access to the land.

The lands are currently in tillage and include a yard, storage buildings and ancillary structures to the north of the site.

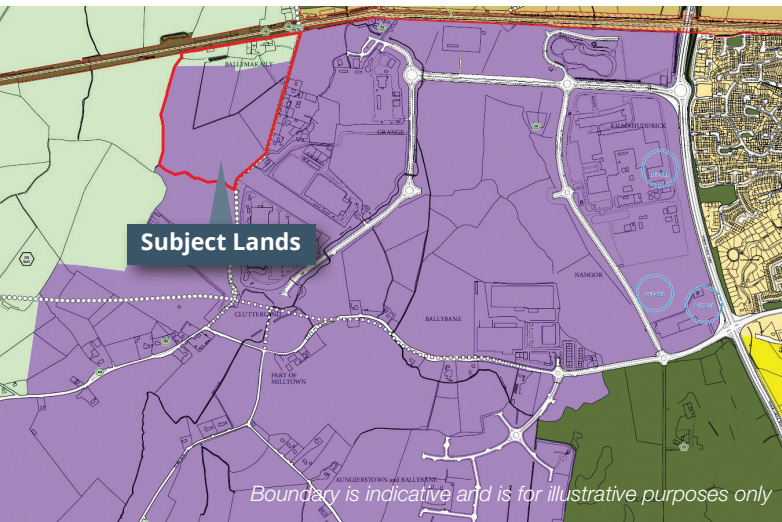
## Compulsory Purchase Order (CPO)

Approx. 1.17 hectares (2.89 acres) of the lands fronting the R120 are subject to a CPO. A notice to treat was served by South Dublin County Council in March 2016. The level of compensation has yet to be agreed.



Grange Castle Business Park

## Zoning Map



## Zoning

In the South Dublin County Council Development Plan 2016 - 2022, the lands have a mixed zoning.

Approx. 19.05 hectares (47 acres) are zoned under objective EE, "to provide for enterprise and employment related uses". Permitted uses under this zoning objective include Advertisements and Advertising Structures, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry-General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.

The remainder of the lands approx. 4.45 hectares (11 acres), situated at the northern end of the site are zoned under objective RU, "to protect and improve rural amenity and to

provide for the development of agriculture." Permitted uses under this zoning objective include Aerodrome / Airfield, Agriculture, Allotments, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Home Based Economic Activities, Industry-Extractive, Open Space, Public Services, Rural Industry-Food.

### Note

*Prospective purchasers are advised to satisfy themselves in relation to the site areas referred to above and all other matters pertaining to the subject property before submitting a bid.*

## Potential

This strategic land bank is located in an area that has witnessed a surge in commercial development over the last 15 years. The location is firmly on the map as Dublin's datacentre hub and it is also a proven location for multi-nationals as well as large occupiers in the transport, distribution and logistics sectors. The property is ideally located to take maximum advantage of future development and its potential is underpinned by the provision of high quality infrastructure in the area.

## Services

We understand that all mains services are available to the subject lands.

## Title

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

## Solicitors

Steen O'Reilly Solicitors, 31/34 Trimgate Street, Navan, Co. Meath

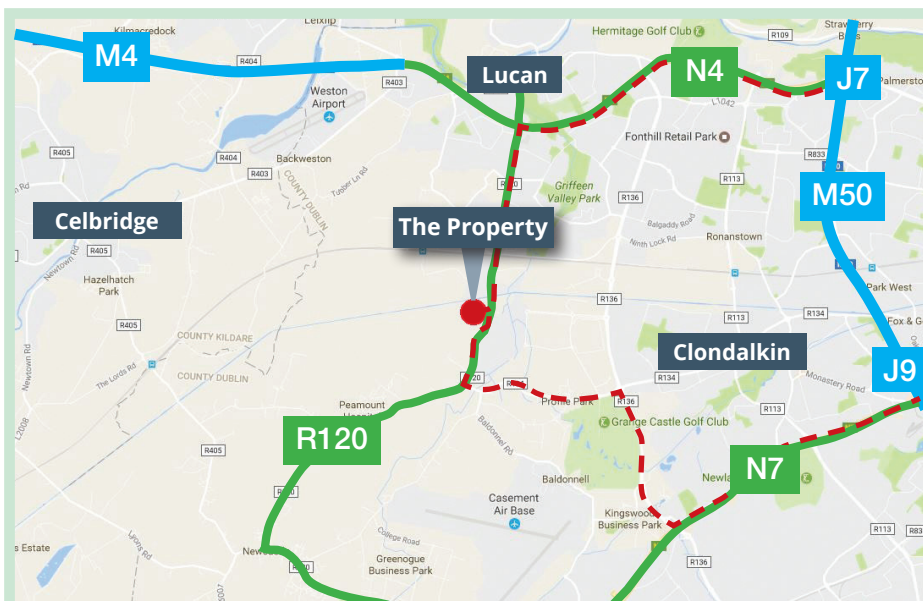
## Inspections

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



Grange Castle Business Park





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