

# Lands at Greenway Park

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Cork Road, Waterford

Full Planning Permission in place for 292 Residential Units  
Inc. 166 Traditional Houses







# Executive Summary



- ▶ Prime Residential Development with FPP for 292 Units
  - ▶ 166 Houses
  - ▶ 66 Age-friendly Apartments
  - ▶ 60 x 2-bed own door Apartments
  - ▶ 1 Childcare Facility (286 sq m)



- ▶ Economic scheme on gently sloping / flat site.



- ▶ Significant development located on the edge of Waterford city centre.



- ▶ Site area extends to about 7.02 Hectares (17.35 acres).



- ▶ Highly sustainable and accessible location with ease of access to all major infrastructural networks.



- ▶ Situated directly opposite a major employment hub catering for over 12,000 jobs.



- ▶ Ease of access to Waterford City Centre, N25 and other arterial routes



# Location

The subject site occupies a prominent location just off the Cork Road on the outskirts of Waterford City, in Ballynaneashagh.

The site is situated directly opposite the IDA Business Park which occupies major employers such as Sanofi Ireland, Bausch Healthcare, West Pharmaceutical Products, Eirgen Pharma Ltd, Teva Pharmaceuticals, Ireland, Jabil Healthcare and Honeywell International Technologies Ltd amongst others. It is also within close proximity of UPMV Whitfield Hospital, Waterford Retail Park, the Southeast Technological University (SETU) and SETU Sports Campus.

The site is also well located in terms of connectivity with ease of access to the Arterial Ring Road which links the site to the city bypass to Dublin (M9) and Cork (N24) to the northwest and Tramore to the south east.

Waterford City is the fifth most populous city in Ireland and has recently been voted by the Irish Times as the best place to live in Ireland based on affordability, natural amenities, good local services; diversity, transport links, employment opportunities and digital links for distance working.

Significant progress has been made on the North Quays Public Infrastructure Project. The public infrastructure works are funded with a public investment of €207m, including €100.6m of Urban

Regeneration and Development Fund (URDF) funding and following cabinet approval, a further €70m from the Department of Transport through the National Transport Authority (NTA). The works include a public transport hub including the relocation of Waterford train station to the North Quays and a sustainable transport bridge, which will link the relocated train station to new walking and cycling infrastructure.

## Connectivity

There are regular trains from Waterford (Plunkett) Station to Dublin Heuston in 1 hour and 50 minutes. with ever improving travel times and frequencies proposed on completion of the North Quays transport hub. Waterford Airport is also located within a 15-minute drive from the site.

## Amenities

Access to the popular Waterford Greenway is also nearby links the city centre to Dungarvan through Kilmacthomas allows locals to enjoy long walks and cycle routes through the local countryside. The site also benefits from an array of natural amenities with Woodstown Beach, Dunmore east and Tramore all within a short distance.





# The Site

The subject site extends to about 7.02 Ha / 17.35 acres and benefits from full planning permission for the development of 292 residential units in total comprising of the following

- ▶ **166 houses**
  - ▶ 160 x 3 bed
  - ▶ 6 x 4 bed
- ▶ **66 x age friendly apartments**
  - ▶ 32 x 2 beds
  - ▶ 34 x 1 beds
- ▶ **60 x 2 bed own door apartments**
- ▶ Planning reference - (WCC)-2460334

The site itself is irregular in configuration and generally flat throughout with a gentle slope from north to south. Access is via Ballybeg Drive with a pedestrian access to be provided out on to the Cork Road.





# Planning Permission

The site has the benefit of full planning permission for 292 residential units (166 houses and 126 apartments). Planning permission was granted on 18 December 2024 (planning reference 2460334).



## Proposed Unit Mix

| House Type                              | Beds | Description | Storey | No. of Units | Unit (Sq. M) | Unit (Sq. Ft.) |
|-----------------------------------------|------|-------------|--------|--------------|--------------|----------------|
| A1/A2                                   | 4    | Detached    | 2      | 6            | 142          | 1,528          |
| B                                       | 3    | Semi-Det    | 2      | 88           | 103          | 1,109          |
| C                                       | 3    | Semi-Det    | 2      | 28           | 106          | 1,141          |
| D1 / D2                                 | 3    | Semi-Det    | 2      | 24           | 104          | 1,119          |
| E1                                      | 3    | End Tce     | 2      | 4            | 108          | 1,163          |
| E2                                      | 3    | Mid Tce     | 2      | 10           | 105          | 1,130          |
| E3                                      | 3    | End Tce     | 2      | 6            | 102          | 1,098          |
| Total Houses                            |      |             |        | 166          |              |                |
| Apartment Block 1 - Age Friendly Units  |      |             |        |              |              |                |
| F1                                      | 1    | Apartment   | 5      | 34           | 55.0         | 592            |
| F2                                      | 2    | Apartment   | 5      | 32           | 75.0         | 807            |
| Total Block 1                           |      |             |        | 66           |              |                |
| Apartment Block 2 (x2) - Own Door Units |      |             |        |              |              |                |
| G1                                      | 2    | Apartment   | 3      | 12           | 87           | 936            |
| G2                                      | 2    | Apartment   | 3      | 12           | 76           | 818            |
| G3                                      | 2    | Apartment   | 3      | 12           | 85           | 915            |
| Block 2                                 |      |             |        | 36           |              |                |
| Apartment Block 3 & 4 - Own Door Units  |      |             |        |              |              |                |
| G1/H1                                   |      | Apartment   | 3      | 8            | 87           | 936            |
| G2/H2                                   |      | Apartment   | 3      | 8            | 76           | 818            |
| G3/H3                                   |      | Apartment   | 3      | 8            | 85           | 915            |
| Block 3 & 4 Total                       |      |             |        | 24           |              |                |
| Total Block 2,3,4                       |      |             |        | 60           |              |                |
| Total Apartments                        |      |             |        | 126          |              |                |
| CUMULATIVE TOTALS                       |      |             |        | 292          |              |                |

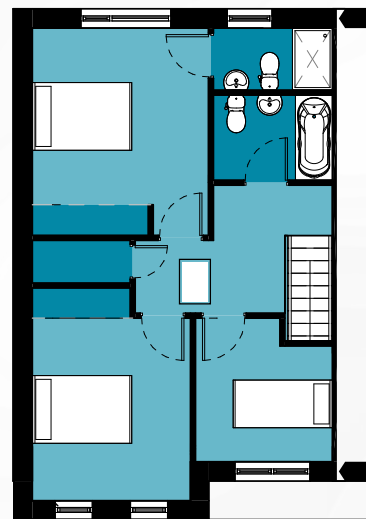
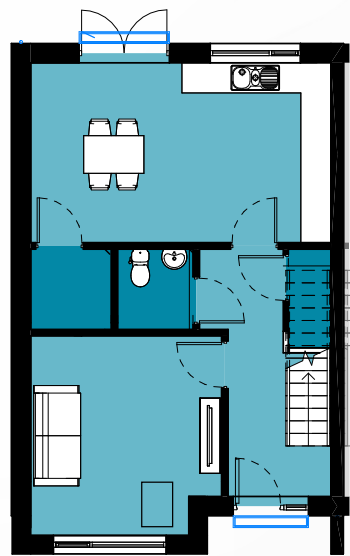


# Houses

The site predominantly comprises of traditional houses which will appeal to both developers and first time buyers in the local area area. The 166 housing units provides a diverse range of house types from three and four bed semi-detached units to three bed mid and end terraced houses.

- ▶ 166 no. traditional houses
  - ▶ 140 no. semi detached
  - ▶ 10 no. end terrace
  - ▶ 10 no. mid terrace
  - ▶ 6 no. detached

## Sample floor plan - House type C



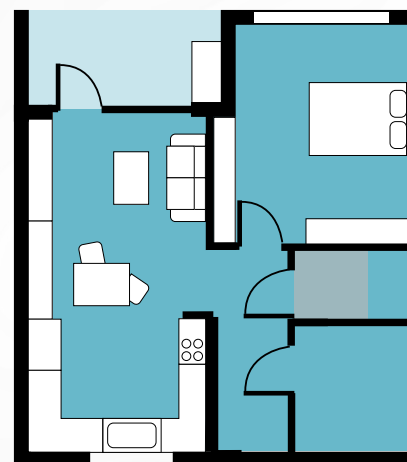
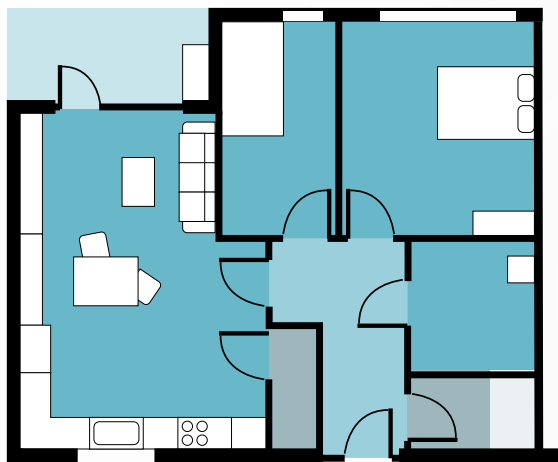


# Age friendly apartments

The 66 units comprised within this block were specifically designed in conjunction with Cluid Approved Housing Body to meet the needs of the elderly population. The courtyard style scheme includes communal spaces at ground floor level to help enhance the quality of life for its residents.

- ▶ Five storey block
- ▶ 32 no. 2 bed apartments
- ▶ 34 no. 1 bed apartments
- ▶ 1 no. Multi purpose room
- ▶ 1 no. Laundry room

Layout of proposed two & one bed apartment units

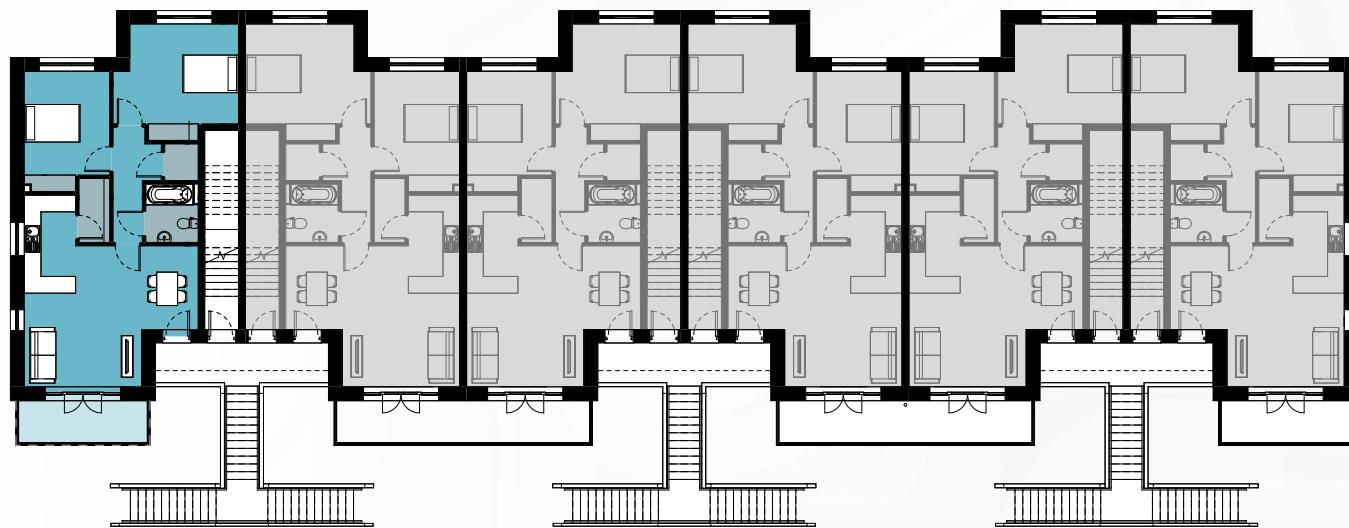




# Own door apartments

These 4 apartment blocks comprise a total of 60 no 2 bedroom apartments. These own door self-contained blocks were designed in such a way that eliminates communal circulation space with a dual purpose of ensuring a more economic build while also reducing maintenance and management fees.

- ▶ 4 no. apartment blocks
- ▶ 60 no. 2 bed apartments
- ▶ All over three storeys
- ▶ Communal parking
- ▶ High quality landscaped amenity spaces
- ▶ All balconies are South facing

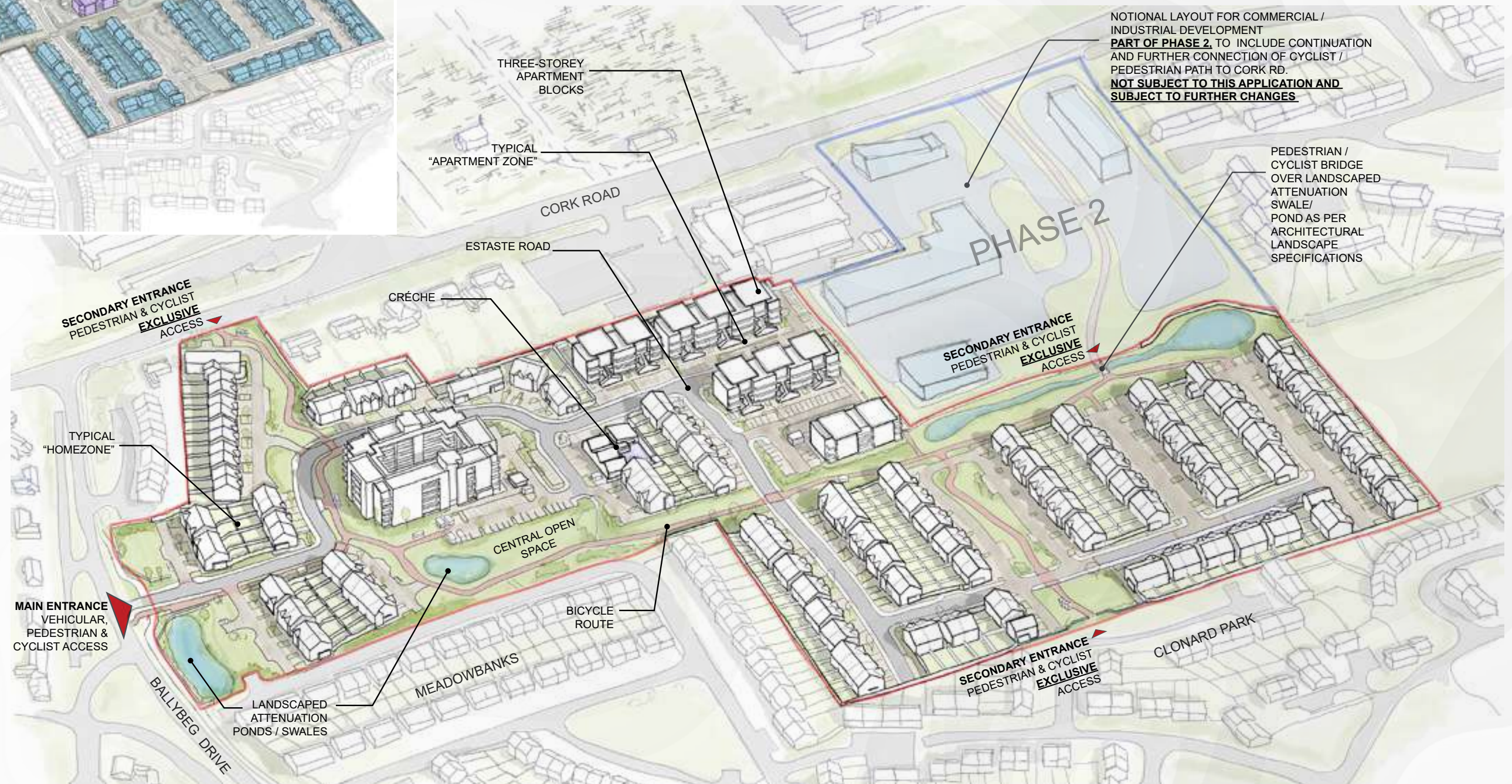




# Site plan



- 3 & 4 Bedroom - Affordable Homes
- Three-storey apartment blocks
- Five-storey / age-friendly apartment block
- Crèche





|                                   |                                                                                                                                                                                   |                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                             |                                                                                                                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <h2>Demand for accommodation</h2> |  <p>Waterford has an urban population of 60,000 and 635,000 within a 60-minute drive</p>        |  <p>42% forecast rise in the Waterford City urban population by 2040</p>                                                                                    |  <p>Named as best place to live in Ireland, with beaches and mountains on your doorstep</p>                                                              |  <p>Quality of life, proximity to Dublin and excellent transport links allowing for the new hybrid live/work model</p> |
| <h2>Economic indicators</h2>      |  <p>Ranked 4th in Micro European City of the Future by FDI</p>                                  |  <p>The €37 billion economy of the Waterford City Region has the potential to add over 1,000 new jobs every year</p>                                        |  <p>Formation of South East Technological University (2022) and €170 million government investment in the North Quays a powerful catalyst for growth</p> |  <p>Gateway city to the South-east and home to 78 multinationals</p>                                                   |
| <h2>Residential sales market</h2> |  <p>House prices in the South-east are rising by 7.7% y/y, up from 5.2% the previous year</p> | <div>€375,000</div> <div>€450,000</div> <p>First Home Scheme recently increased to €375,000 (houses) and €450,000 (apartments) for Waterford. The age friendly apartments qualify for the Croí Cónaithe subsidy of up to €144,000 per unit</p> |  <p>The average monthly rent in Waterford City is €1,639, +5.8%/y/y</p>                                                                                |  <p>There are just 20 properties available for rent in Waterford City</p>                                            |



# Further Information and Contacts

## Method of Sale

The subject site is being offered for sale by Private Treaty

## Services

Interested parties are advised to satisfy themselves with the availability and adequacy of all services.

## Title

We understand that the property is held as a freehold

## Viewings

All viewings are strictly by prior arranged appointment only through the sole selling agent Savills.

## BER



## Further Information

For further information or access to the data room please contact Savills

## Selling Agents



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