



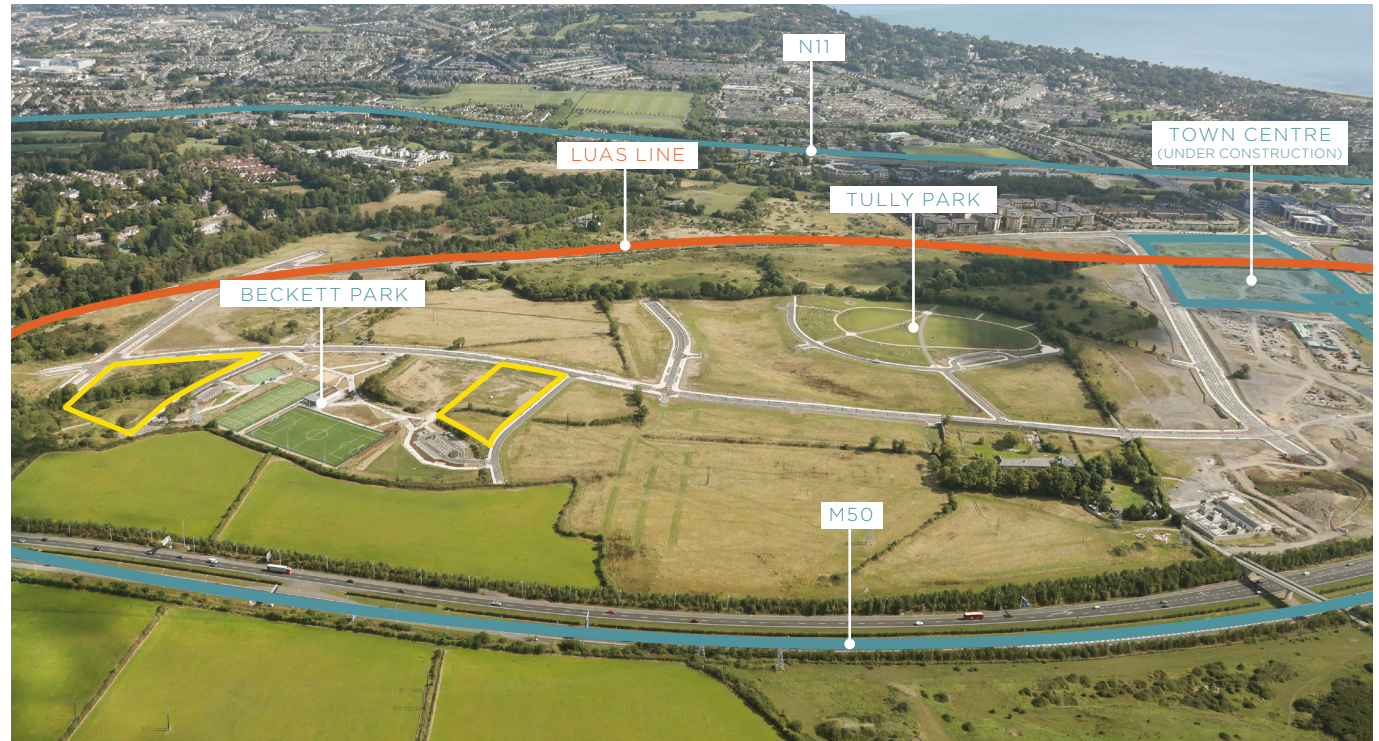
EDUCATION SITES, CHERRYWOOD, CO. DUBLIN

For sale in Lots



DEVELOPMENT OVERVIEW

- Exciting opportunity to acquire two sites zoned for educational use extending to a combined site area of approx. 2.39 ha (5.91 acres).
- To be sold in one of three lots; Lot 1 known as T12 extending to approx. 0.78 ha (1.93 acres), Lot 2 known as T14 extending to approx. 1.61 ha (3.98 acres) and Lot 3 consisting of the entire.
- Located within Cherrywood Strategic Development Zone (SDZ) where work is underway to create south Dublin's largest mixed-use scheme
- Cherrywood SDZ will include a new town centre and provide over 8,000 residential units which will become home to more than 25,000 people
- Significant works are already complete including roads, services and parkland whilst construction has also begun on the new town centre and residential units



New Town Centre



Sites zoned for new educational facilities



Potential to deliver over 8,000 homes within Cherrywood SDZ



Over 20 acres zoned for commercial development



€57.5 Million Invested to Front-load Infrastructure Delivery



Approx. 4.1 km of Estate Roads complete



3 new Parks constructed



6 Tennis Courts



5 Football Pitches

LOCATION

Strategically located within Cherrywood SDZ, T12 and T14 have the benefit of being positioned within a rapidly growing Dublin suburb, just 12 km south of Dublin City Centre.

Cherrywood is set to become south Dublin's new urban centre with an array of amenities on offer including many shops, cafes and restaurants, sports facilities, an expanded business park and public parks. This will be in addition to amenities currently available in nearby towns such as Carrickmines, Cabinteely, Dalkey and Foxrock.

Cherrywood offers unrivalled accessibility with strong public transport links and an established road network. There are 4 green line Luas stops and numerous bus stops within Cherrywood, providing direct access to and from the city centre in approx. 25 minutes. Dart Stations are also located in nearby towns providing an additional means of transport.

Accessibility is further enhanced by the M50 motorway and N11 dual carriageway which provide access to all main routes to and from Dublin City Centre.

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The strategic location beside Junction 16 of the M50 Motorway provides access to all major national routes and Dublin Airport, which is approximately 35 minutes by car.

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Positioned beside Junction 16 of M50 Motorway & N11



4 Luas stops in Cherrywood



Accessibility to DCC and surrounding destinations by Bus

CHERRYWOOD STRATEGIC DEVELOPMENT ZONE PLAN

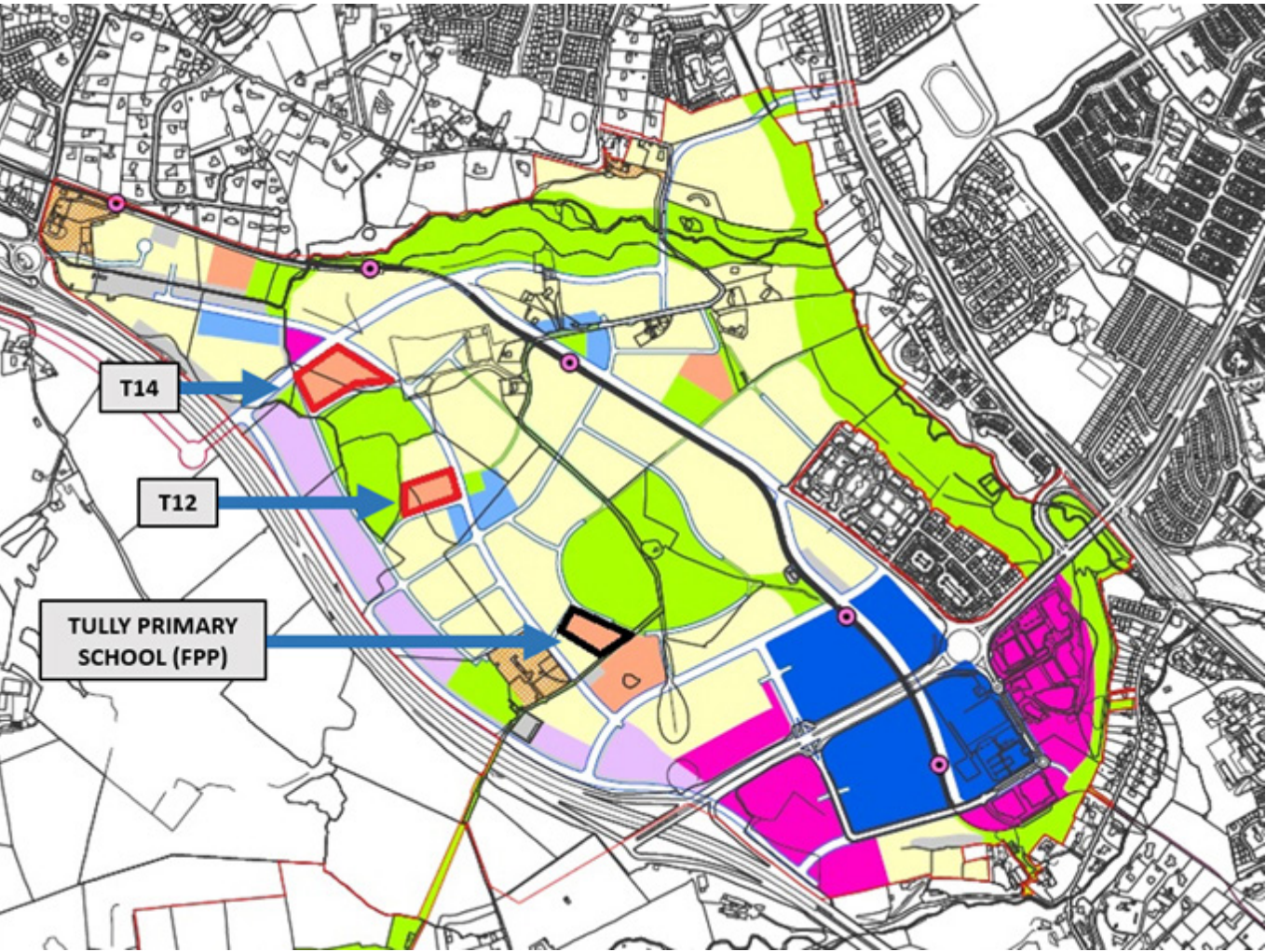
Cherrywood SDZ is set to become south Dublin's most sought-after residential, retail and commercial hub with over 174 acres being developed.

The proposed scheme will see the creation of more than 8,000 homes, increasing the population to over 25,000 people.

At the heart of Cherrywood will be a new town centre which is due for completion by 2021. Within the town centre will be approx. 1,300 apartments for over 4,000 residents, office accommodation and a vast array of retail offerings. The retail element will provide many shops, leisure facilities, restaurants and bars as well as a primary health care facility, library and community space.

To date, over €57 million has been invested in infrastructure to service the SDZ. This has included the development of Ticknick Park, Tully Park and Beckett Park, which offer beautiful walkways and cycle trails, playgrounds, football pitches, tennis courts and basketball courts.





Extract from Cherrywood SDZ Planning Scheme – subject education sites outlined in red for illustrative purposes

ZONING

Under the Cherrywood SDZ Planning Scheme, the subject sites have been zoned for educational use. A primary school and post primary school have been identified to be provided on the plots.

The Cherrywood SDZ Planning Scheme notes that the school sites have been located adjacent to open space to facilitate a sharing of the recreational space and to ensure the sites are accessible by the network of pedestrian and cycle routes, in order to encourage walking and cycling to school. The three major Parks in the SDZ, namely, Beckett Park, Tully Park and Ticknick Park have already been constructed.

Within the SDZ, planning permission has already been obtained for a primary school which will be known as Tully Primary School. (This does not form part of the sale).

Generally, education sites have been located across the SDZ to facilitate an even spread of local schools.

SITE SCHEDULE

PLOT	ZONING	HECTARES	ACREAGE
T12	Primary School	0.78	1.93
T14	Post Primary School	1.61	3.98
		2.39	5.91



FURTHER INFORMATION

Viewings are to be arranged strictly by appointment through Savills.

TITLE

We are advised the property is held in freehold. Full details on the Title can be made available by the vendor's solicitor.

SERVICES

We understand that all main services are available to the sites, however all interested parties are required to satisfy themselves in relation to the availability of and adequacy of services.

CONTACT

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