



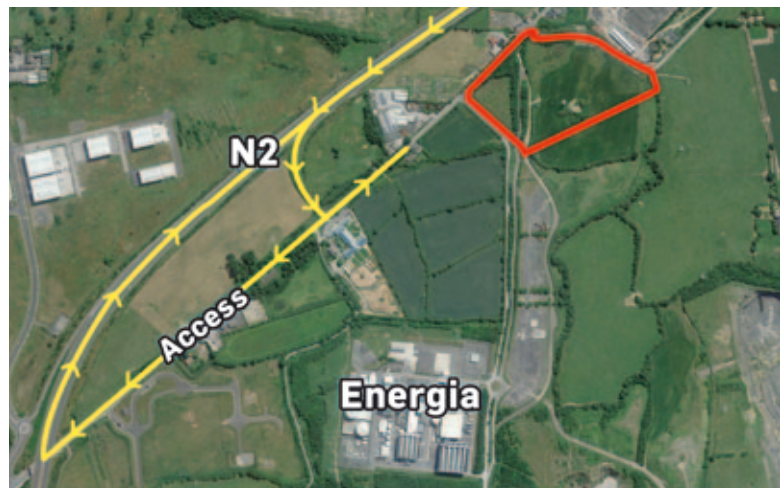
FOR SALE

ON THE INSTRUCTIONS OF CRH ESTATES LIMITED

HEAVY INDUSTRY ZONED LANDS, 6.47 HA (16 ACRES), HUNTSTOWN, DUBLIN 15



- Rare opportunity to acquire a Heavy Industrial Landbank.
- Superbly located development site close to N2/M50 Interchange.
- Zoned objective "HI" Heavy Industry.
- Freehold title.
- Of interest to both owner Heavy Industrial occupiers and developers.



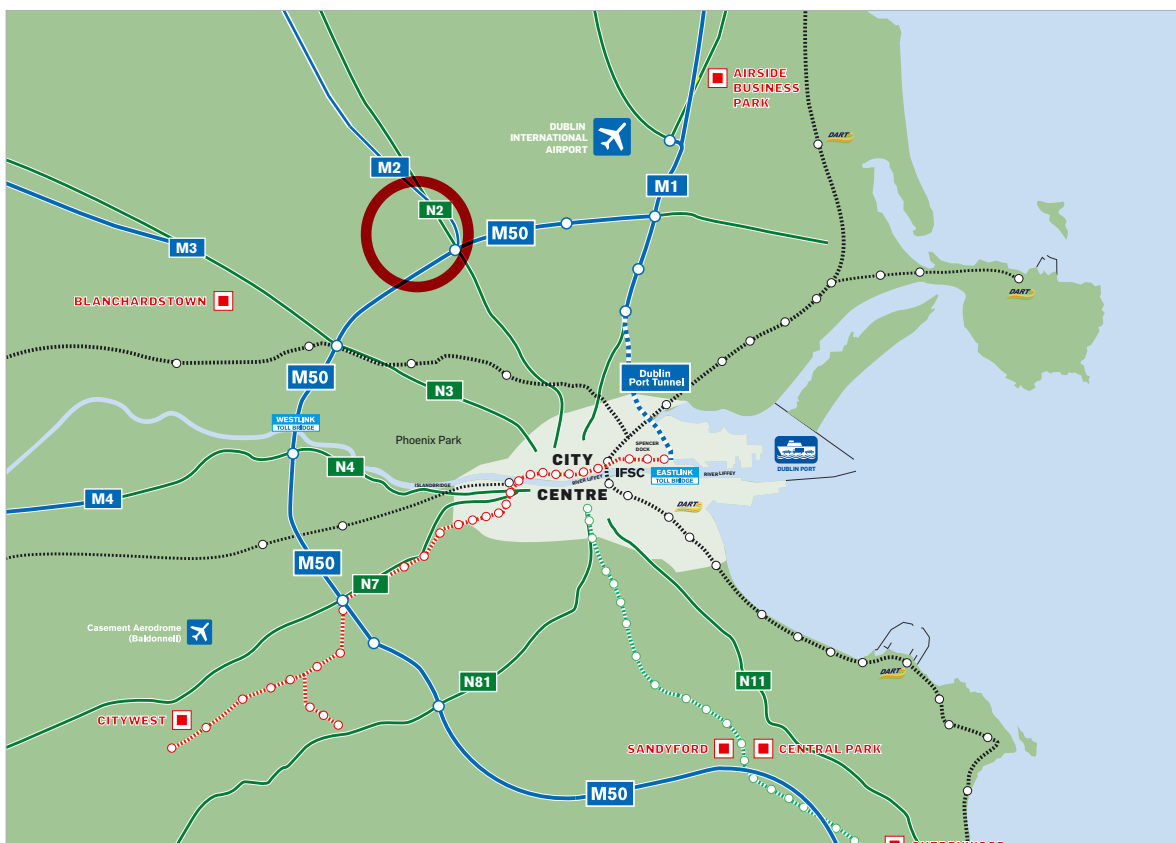


LOCATION

The subject land is strategically situated north of the M50 motorway and west of the N2. The surrounding area includes a mix of land uses, with Dublin Airport located approximately 2.5km to the east whilst a number of industrial and business parks including Rosemount Business Park, Northwest Business Park and Millennium Business Park are located to the West.

The subject land is situated close to some of Dublin's most established businesses and commercial locations. Notable occupiers in the surrounding area include Energia, Cement Roadstone and Panda.

The area is also highly accessible for staff with good public transport, buses and the motorway all within close proximity.



DESCRIPTION

6.47 Hectares (16 Acres) - these lands are irregular in shape and are located within close proximity to the N2/M50 interchange.

Unique opportunity to developers, investors and owner occupiers to acquire accessible and well positioned lands in North West Dublin.

TOWN PLANNING

Under the Fingal Development Plan 2011-2017, the property is zoned Objective "HI" Heavy Industry. The purpose of this zoning is to facilitate opportunities for industrial uses, activity and processes which may give rise to land use conflict other zonings. "HI" zoned areas provide suitable and accessible locations specifically for heavy industry and shall be reserved solely for such uses.

USES PERMITTED IN PRINCIPLE

Concrete/Asphalt, Extractive Industry/Quarrying, Heavy Vehicle Park, Open Space, Plant Storage, Sustainable Energy Installation, Waste Disposal and Recovery Facility, Utility Installations, Retail-Local <150sqm, Abattoir, Fuel Depot/Fuel Storage, Restaurant/Café and Telecommunication Structures.



Dublin Airport is located to the east of the subject lands.



Dublin Port Tunnel enables ease of access to Dublin City Centre.



The M50 motorway provides ease of access to all arterial routes throughout the country.



TITLE

We understand that the land is held under freehold title.

PRICE/VIEWING

Strictly on application with the sole joint agents.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

LISNEY

James Kearney

email: jkearney@lisney.com

Cathal Daughton

email: cdaughton@lisney.com

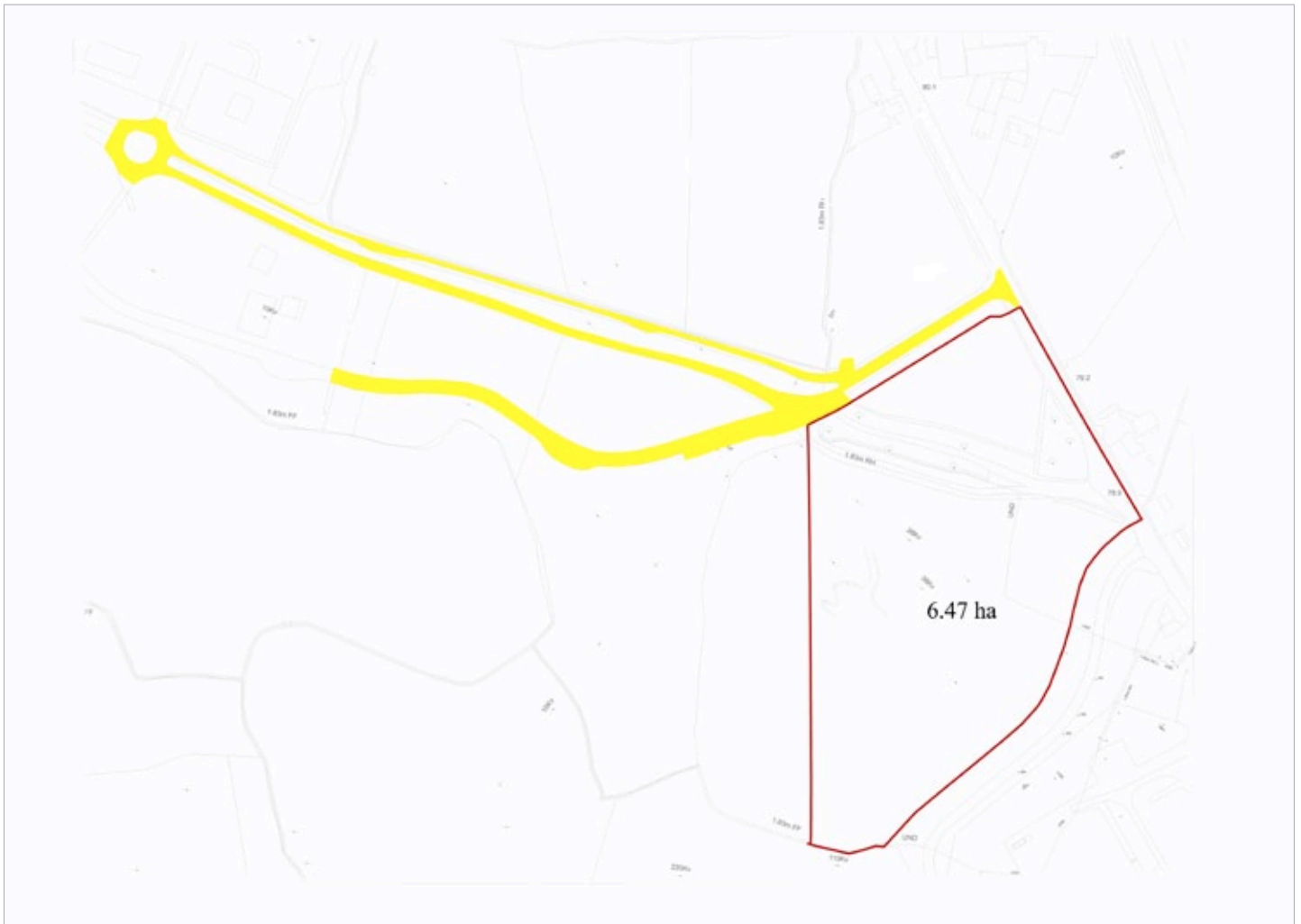
JLL

Woody O'Neill

email: woody.oneill@eu.jll.com

Sean Ryan McCaffrey

email: sean.ryanmccaffrey@eu.jll.com



LISNEY

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700

Email: dublin@lisney.com



JLL

Styne House,
Hatch Street Upper, Dublin 2
Telephone 01-673 1600
Email: info@eu.jll.com

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