

SERVICES

Herewith a summary of the available services in the area;

Foul Water

We understand that upgrade works to the Greystones Wastewater Treatment Plant have been completed since planning permission was granted and we understand that there is sufficient capacity in the public sewer. The nearest accessible manhole is located in Newtownmountkennedy.

Surface Water

We understand that there are no public surface water sewers adjacent to the site. Surface water management would need to be dealt with within the site boundaries by way of attenuation ponds or tanks to cater for storm water conditions.

Water

We understand that the water supply to Newtownmountkennedy is drawn from the nearby Merepark Reservoir and that the available connection would be to the main trunk supply from the reservoir entering Newtownmountkennedy.

Gas

A high pressure 300mm diameter gas main is laid along the N11 route. We understand that there are several transmission pipes that may be connected to, with the closest to the south of the site.

TITLE

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

INSPECTIONS

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



MAINS SERVICES
AVAILABLE



FURTHER INFORMATION

Industrial Department,
Savills,
33 Molesworth Street,
Dublin 2
Phone: + 353 1 618 1300
Fax: + 353 1 676 7066
industrial@savills.ie

www.savills.ie

For further information or to arrange a viewing please contact:

Gavin Butler
+ 353 1 618 1340
gavin.butler@savills.ie
PSRA Lic. No. 002233-002934

Elaine Gordon
+ 353 1 618 1313
elaine.gordon@savills.ie
PSRA Lic. No. 002233-005472

Stephen Mellon
+ 353 1 618 1366
stephen.mellon@savills.ie
PSRA Lic. No. 002233-006202

Ben McArdle
+ 353 1 618 1371
ben.mcardle@savills.ie
PSRA Lic. No. 002233-007511

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.
Design by mmcreative.ie

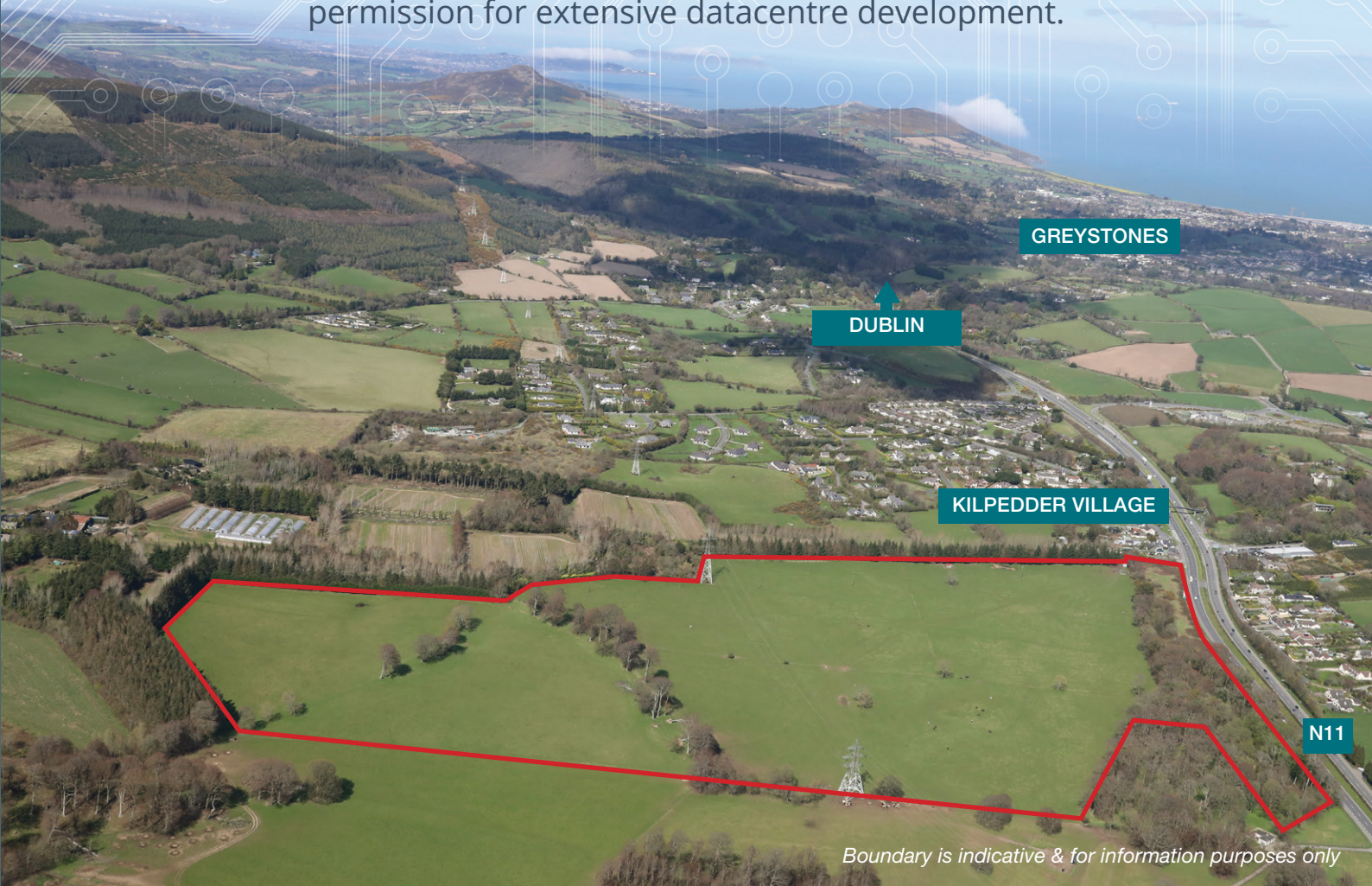


FOR SALE
BY PRIVATE TREATY

ATTENTION DEVELOPERS,
INVESTORS AND OCCUPIERS

STRATEGIC LAND BANK
ON THE N11
AT KILPEDDER,
CO. WICKLOW

Approx. 32.92 ha (81.36 ac) of prime commercial development land with substantial frontage onto the N11 and full planning permission for extensive datacentre development.



Boundary is indicative & for information purposes only

LOCATION

The subject lands are located on the western side of the main Dublin to Wexford route (N11), just south of Kilpedder Village in Co. Wicklow with substantial frontage onto the N11. Kilpedder is situated approx. 7 km south-west of Greystones and approx. 1.5 km north of Newtownmountkennedy. The lands are situated approx. 15 km from junction 17 on the M50 which provides rapid motorway access to all of the major routes leading from Dublin, to Dublin Airport and the Dublin Port Tunnel.

DESCRIPTION

The subject lands comprise an extensive land bank extending to approx. 32.92 hectares (81.36 acres) currently in use as agricultural land and subdivided into three parcels by trees and hedgerows. The boundaries comprise post and wire fencing and the adjoining lands comprise forestry to the north and western boundaries with the Mount Kennedy Estate to the southern boundary. The lands are bound to the east by the N11 dual carriageway, just south of Kilpedder Village.

Access to the lands is to the northern boundary from a laneway off the N11 dual carriageway, just south of the L5046 (Kilpedder Road).

INFRASTRUCTURE

The subject lands have the benefit of a 220kv ESB line traversing the centre of the site from north to south together with a 38kv line running from the N11 close to the site's northern boundary. The lands also have the benefit of the national fibre route traversing the site which runs along the route of the 220kv ESB line.

The above infrastructural provisions make the lands ideal for commercial / datacentre development, subject to the necessary consents / permits and capacity.



32.92 HA
(81.36 AC)
LAND BANK



N11
SUBSTANTIAL
FRONTAGE



DATACENTRE
PLANNING PERMISSION

APPROX.

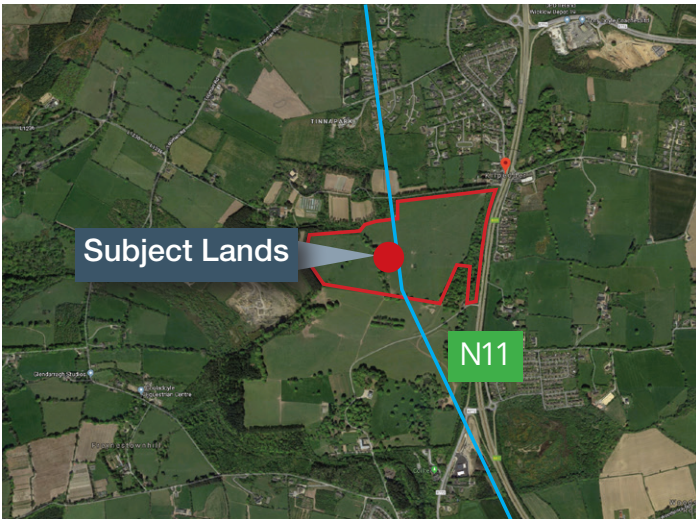
15KM

FROM JUNCTION
17 ON THE M50



DATA CENTRE OPERATORS / OCCUPIERS

The development of data centres in Ireland has increased the demand for industrial land in recent times with Facebook, Edge Connex & Interxion amongst others currently developing data centres in Ireland. We understand that fibre is available to the south and east of the subject lands (see fibre route below in blue) which is key to the viability of any location for datacentre operators.



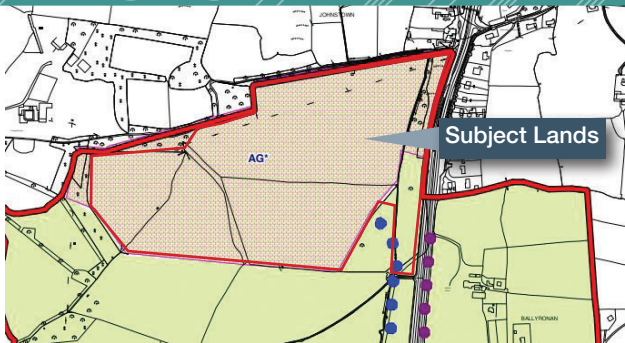
Subject Lands

N11

— National Fibre Route in blue above



NATIONAL
FIBRE ROUTE
TRAVERSING THE SITE



Subject Lands

Extract from Newtownmountkennedy Local Area Plan 2008-2018

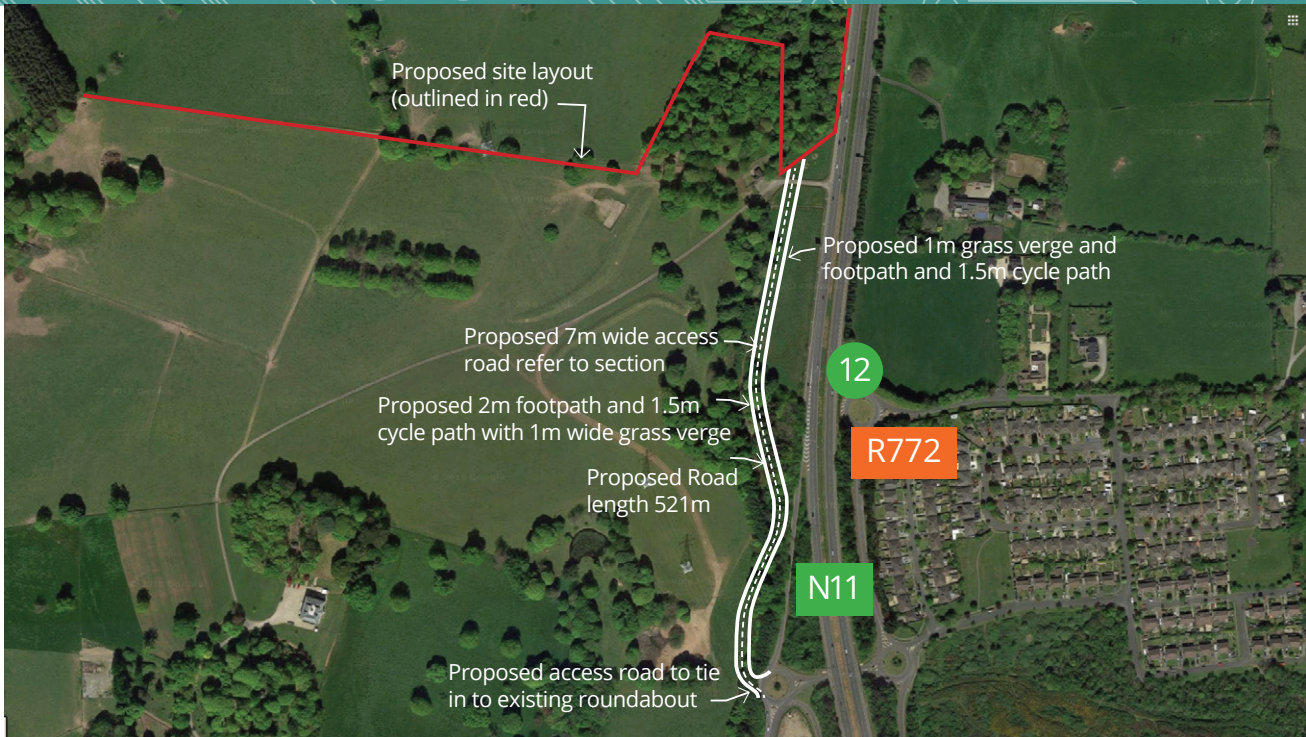
ZONING

Under the Newtownmountkennedy Local Area Plan 2008-2014 (which has been extended to 2018), the majority of the subject lands are zoned under objective AG* (Agriculture) – “To provide for agricultural uses with an option for the life of the County Development Plan 2004-2010 to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage”. The remainder of the land (ie. approx. 4.95 acres) is zoned under objective AG (Agriculture) – “To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary”. This LAP is expected to be updated in 2018.

PLANNING PERMISSION

Planning permission was granted by Wicklow County Council (Planning Reference No. 102123) on 24 February 2014 for the construction of 6 no. identical two storey data centre units, each measuring approx. 10,915 sq m (117,488 sq ft), and associated ancillary works. The duration of the planning permission is for a period of 10 years with an expiry date of 23 February 2024.

Access to the proposed development is off the Ballyronan roundabout at Junction 12 on the N11 from which a new road is to be constructed. We understand that there is a wayleave agreement in place entitling the owner of the subject lands to construct a road (c.521 m) off this roundabout to the subject lands.



Proposed site layout
(outlined in red)

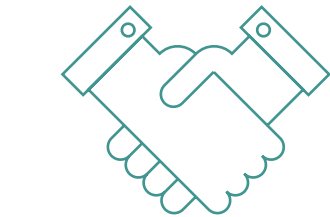
Proposed 1m grass verge and
footpath and 1.5m cycle path

Proposed 7m wide access
road refer to section

Proposed 2m footpath and 1.5m
cycle path with 1m wide grass verge

Proposed Road
length 521m

Proposed access road to tie
in to existing roundabout



IRELAND'S
BUSINESS FRIENDLY
APPROACH
TO THE DATA CENTRE SECTOR

This will provide direct access from the subject lands onto the N11 dual carriageway when constructed. A copy of the planning permission together with the associated plans are available on request from the sole selling agent.

POTENTIAL

This is a unique opportunity to acquire a large development landbank with full planning permission for an extensive datacentre development. The subject lands are well placed to take advantage of the current demand in the greater Dublin area for data centre assets.

US companies looking for a foothold in Europe can find a strategic geographic landing point in Ireland, helped by both the Hibernia Atlantic and Express cables which provide a trans-Atlantic network from key hubs in the US to both Dublin and Cork.

Ireland's business friendly approach to the data centre sector along with favourable corporate tax rates and other socioeconomic factors, has led to the continued success the market has seen from hyperscale, self-build entities and colo operators building in Ireland.