

Site outlined for identification
purposes only

M 50 MOTORWAY

NORTHWEST BUSINESS PARK

POWER STATION

N2 - N3 LINK ROAD

18.49 HECTARES (C45.68ACRES)

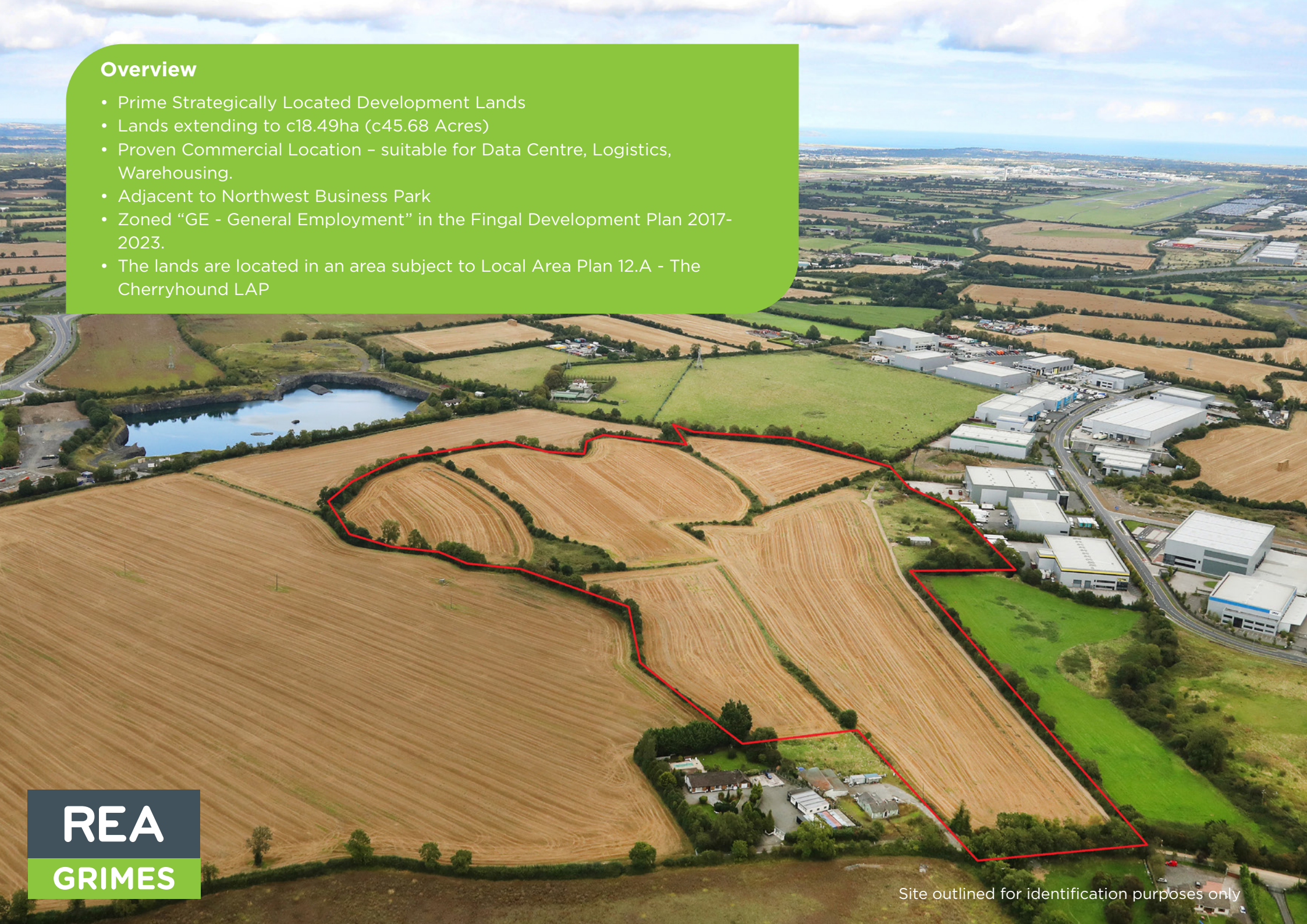
**STRATEGIC LAND BANK AT MOORETOWN,
DUBLIN 15**

FOR SALE BY PRIVATE TREATY

**REA
GRIMES**

Overview

- Prime Strategically Located Development Lands
- Lands extending to c18.49ha (c45.68 Acres)
- Proven Commercial Location – suitable for Data Centre, Logistics, Warehousing.
- Adjacent to Northwest Business Park
- Zoned “GE - General Employment” in the Fingal Development Plan 2017-2023.
- The lands are located in an area subject to Local Area Plan 12.A - The Cherryhound LAP



Strategic Location

The lands at Mooretown represent a prime parcel of undeveloped lands comprising of a total of c.18.49 Hectares (c.45.68 Acres) at the townland of Mooretown and are located just off Ratoath Road, in Mooretown, Dublin 15 south of N2-N3 link. The established Northwest Business Park is located to the south of the lands in sale. The lands are adjacent to existing well-established business and industrial parks. The lands are serviced by in situ and upgraded infrastructure, services and utilities.

The lands are situated approximately 12km from Dublin Airport, 12km from Dublin City Centre and 3.5km from M50 motorway. The Dublin Port Tunnel is accessible 15km from the site.

The site is located north of the Northwest Business Park and is in close proximity to the R121 (west of the site), the N2 (east of the site) and Ballycoolin Road located south of the site.

The 40D bus serves the area and departs from a stop on the N3/M3 link dual carriageway which is currently approximately 15 minutes walk from the subject lands.

- Dublin Airport > 12km
- Dublin City Centre > 12km
- M50 Motorway > 3.5km
- Dublin Port Tunnel > 15km
- N3 Motorway > 3km

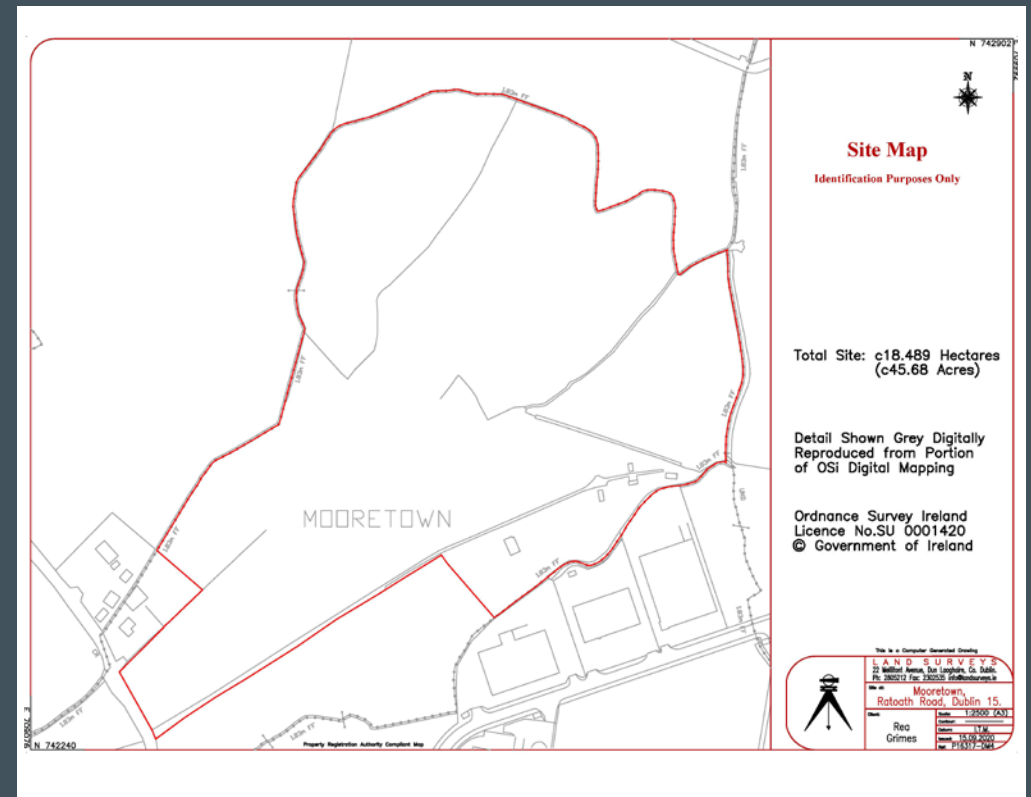
Description

The undeveloped greenfield site is located adjacent to a well-established business and industrial area popular with Logistics Companies. Access to the site is off the Ratoath Road from the Northwest Business Park roundabout.

The site is bordered:

- To the east: open agricultural green fields, Northwest Business Park
- To the west: The former Kilbride Road (now a cul-de-sac), open agricultural fields, the N3/M3 link dual carriageway.
- To the north: Open agricultural green fields, Halton Concrete Products plant and quarry
- To the south: Northwest Business Park, private housing and a pub

The lands are generally level in topography and set out in 4 well defined divisions divided by four hedgerows. The site is traversed by an MV/LV overhead power line. There is a hardcore roadway along the southern boundary of the subject lands.



Zoning

Under the Fingal Development Plan 2017-2023 this site is zoned “General Employment” - Provide opportunities for general enterprise and employment - which means to:

“Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General employment areas should be highly accessible, well designed, permeable and legible”

The Development Plan confirms High Technology Manufacturing, Industrial and Telecommunication structures are acceptable development on this site.

Services

Interested parties are advised to satisfy themselves on the availability and adequacy of services. We understand that all services are in the vicinity of and adjacent to the subject lands. An up to date service report which has been prepared by the vendors is available upon request from the selling agents.

Title

The property is held under freehold unencumbered title.

Viewings

The lands are available to inspect at any reasonable hour accessed via the access gate. There is a hardcore roadway along the southern boundary which allows inspection.

Vendors Solicitors

Mc Alinden Gallagher

Castlecourt SC, Castleknock,
Dublin 15
Tel: 01-8217555
Email: info@mcaglaw.com

Contact - Sole Selling Agents

Paul G Grimes

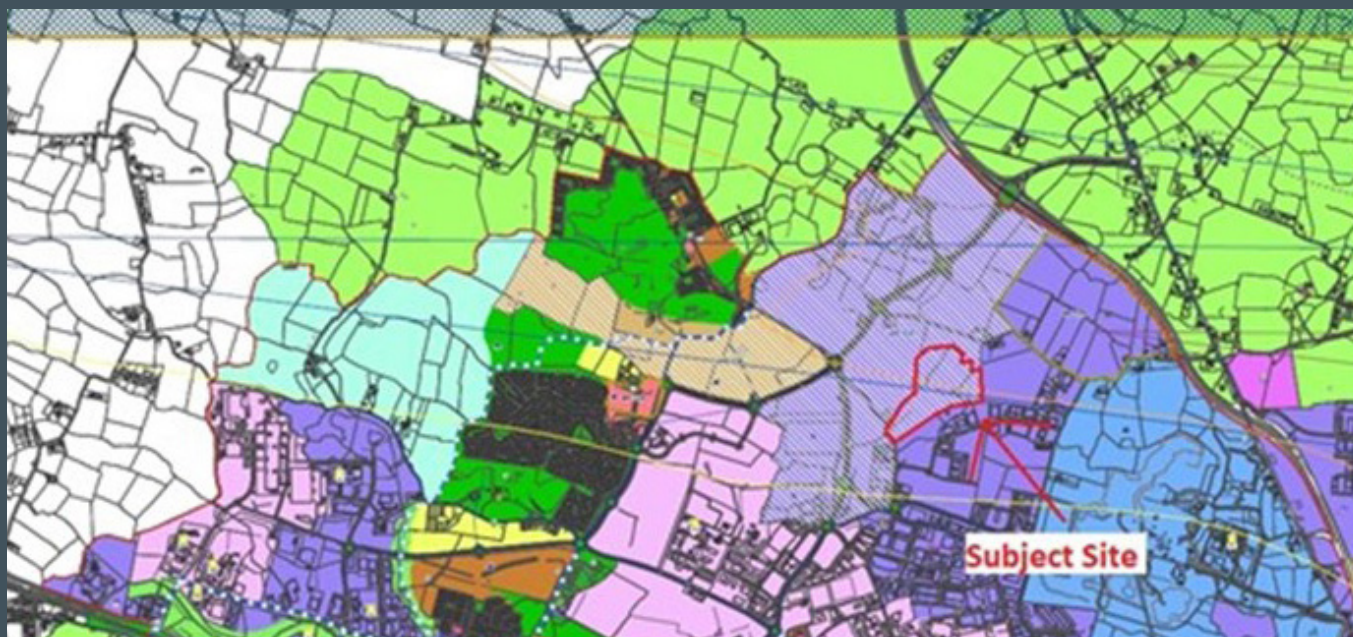
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