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ESTABLISHED COMMERCIAL BUILDINGS, LAND & LEISURE OPPORTUNITY

THE WARD GOLF CENTRE

The Ward, Co. Dublin, D11 Y8RH

C. 12.0 ACRES (4.86 HA) — FREEHOLD — FOLIO DN24278F

FOR SALE BY PRIVATE TREATY

The Brock Inn

The Ward Golf Centre

Junction 2



SITE OUTLINED FOR IDENTIFICATION PURPOSES ONLY

OVERVIEW

- Established Commercial, Golf & Leisure Investment Opportunity, with scope for alternative commercial uses (STPP)
- Folio DN24278F extending to c. 12.0 acres (4.86 hectares), held freehold
- Substantial golf driving range with 30 covered bays, commercial buildings and car parking
- Circa 170 metres of road frontage fronting onto the R135 (N2)
- Positioned on the western fringe of the Dublin Airport catchment, between Dublin city and Ashbourne, Co. Meath
- Traded successfully for a generation (44 years) as an established golf driving range and practice facility



LOCATION & ACCESSIBILITY

The site fronts the R135 (N2) regional road, a well-trafficked connector between Dublin city and Ashbourne, running via Coldwinters, Kilshane Bridge and Broghan to its junction with the M2 motorway at Rath, Ashbourne.

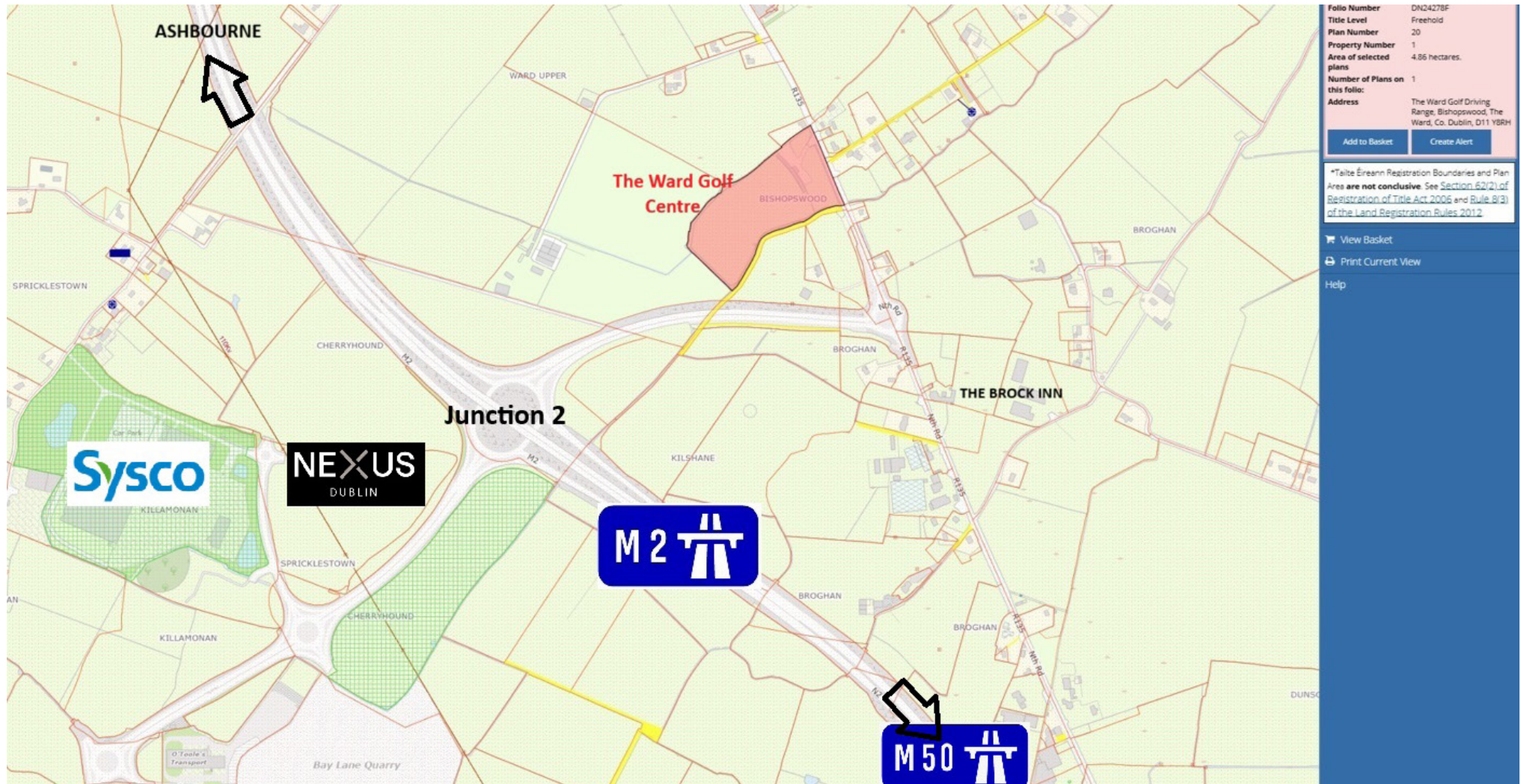
- c. 1km to the Ashbourne/M2 junction (Exit 2)
- Close proximity to Dublin Airport and the wider M1/M2/M50 motorway network and Dublin Port Tunnel
- In the vicinity of the ever-expanding logistics nexus
- c. 11km (7 miles) to Swords
- Positioned on a live commuter and freight corridor linking North Dublin and East Meath



THE LANDS / FOLIO DN24278F

The landholding extends to c. 12.0 acres (4.86 hectares) held under a single freehold folio (DN24278F), currently operating as a golf driving range, automated bays and putting green. The property has been operational in this commercial/leisure use for the past 44 years.

The property is not currently zoned for a specific use, though commercial rates have been paid on it for a considerable number of years — a strong, demonstrable record of established commercial use on the site.



Folio DN24278F — location relative to the M2 (Junction 2)

A SITE OF REAL VERSATILITY & VARYING USES (STPP)

The scale, frontage and setting of the property give it genuine appeal across a number of commercial and leisure markets. Interested parties may wish to consider, among other possibilities (each subject to planning):

Continued golf, leisure and racquet-sports use

A proven, income-producing trading asset with an established customer base, offering an incoming operator the opportunity to build on a successful trading history spanning a generation.

Storage, trade yard or compound uses

A substantial site with strong road frontage in a setting well suited to secure, fenced commercial yard uses.

Aviation-ancillary and logistics-related uses

The site's position on the western fringe of the Dublin Airport catchment may

appeal to occupiers seeking overflow parking, compound or logistics space at a more accessible price point than land within the core airport boundary.

Roadside and forecourt-related uses

Direct R135 frontage on a well-used commuter corridor.

Strategic land investment

A substantial, well-located landholding on the Ashbourne growth corridor, of interest to longer-term land holders.

Prospective purchasers should make their own enquiries as to the suitability of any of the above uses and should be aware that a change from the established use would be subject to the grant of the necessary planning permission from Fingal County Council.



30-bay covered driving range and putting green

COMMERCIAL RATES / SERVICES

- The subject property is rated in Fingal County Council; commercial rates have been paid on the property for 44 years. Annual commercial rates are circa €3,600 per annum
- Serviced by mains water and a Bio Cycle treatment system

CONTACT – SOLE SELLING AGENTS

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