



## SERVICES

We understand all mains services are available to the property. Interested parties are advised to satisfy themselves as to the availability of these services.

## TENURE

The property is held freehold and is subject to a 999 year lease to the ESB in respect of the substation hatch green on the site plan.

## SOLICITORS

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**FOR SALE by Private Treaty**  
On the instructions of IDA Ireland



## CONTACT US

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## Lands at Old Kilmeaden Road, Knockhouse, Co. Waterford

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- Prime commercial development site
- Site area approx. 11.04 hectares (27.28 acres)
- Zoned 'Industrial' and 'Technology based industry'
- High profile location with excellent frontage onto the Old Kilmeaden Road
- Easy access to the new Waterford City by-pass linking directly to the N25 Roslare – Cork route, M/N9 Dublin – Waterford route
- 4km from Waterford city centre

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## LOCATION

The subject lands are strategically located approximately 4km west of Waterford City Centre and approximately 2.5km from the Waterford Southern exit of the new N25 Waterford bypass. The bypass links directly to the N25 (Roslare – Cork route) and M/N9 (Dublin – Waterford route).

With extensive road frontage of 269 metres, the property has full access from the Carrickphierish roundabout on the Old Kilmeaden Road and lies immediately north of Waterford Industrial Estate, the dominant industrial location for Waterford city.

Waterford is ranked as Ireland's fifth largest city behind Dublin, Cork, Limerick and Galway. It has an urban population of 45,748 (Census 2006) and is a gateway city under the National Spatial Strategy. Waterford is home to the only airport in the South East region of Ireland and provides ten flights daily to the UK.

## DESCRIPTION

The subject landholding comprises an 11.04 hectare (27.28 acre) green field site. The site is bounded to the north by the Old Kilmeaden Road with direct access off the new Carrickphierish roundabout. The Waterford Industrial Estate bounds the site to the south, Cleaboy Business Park to the east and agricultural land to the west. Occupiers in the immediate location include Honeywell, Genzyme, FAS, Nacanco, Bausch & Lomb and Hasbro.

The site includes an existing ESB substation which is located on the North West boundary of the site, comprising 0.76 hectares (1.88 acres) and hatched green on the boundary map opposite.



## ZONING

The site has two zonings under the Waterford City Development Plan 2007-2013.

Industrial Zoning (shaded light green ) – permitted uses as follows:

Advertisement structure, ATM, car park, Cash and Carry, Childcare facility, Civic Amenity/Recycling centre, enterprise/training centre, general industrial uses, heavy vehicle park, house hold fuel depot, incinerator, general industry light industry, motor sales outlet, neighbourhood shop, offices ancillary to the principal use, park and ride facility, petrol station, playing fields, public service installation, scrap yard, science and technology based industry, including specialist offices, showrooms, storage depots, repair garages, transport depot, telecommunications, structures and equipment, traveller accommodation, utility installation, warehousing/logistics, waste transfer station.

Technology Based Industry (shaded blue) – permitted uses as follows:

Advertisement structure, ATM, car park, Childcare facility, Civic Amenity/Recycling centre, enterprise/training centre, general industrial uses, logistics, neighbourhood shop, park and ride facility, petrol station, playing fields, public service installation, scrap yard, science and technology based industry,

including specialist offices, showrooms, storage depots, telecommunications, structures and equipment, tele-services, traveler accommodation, transport depot, utility installation, warehousing.

## SITE AREA

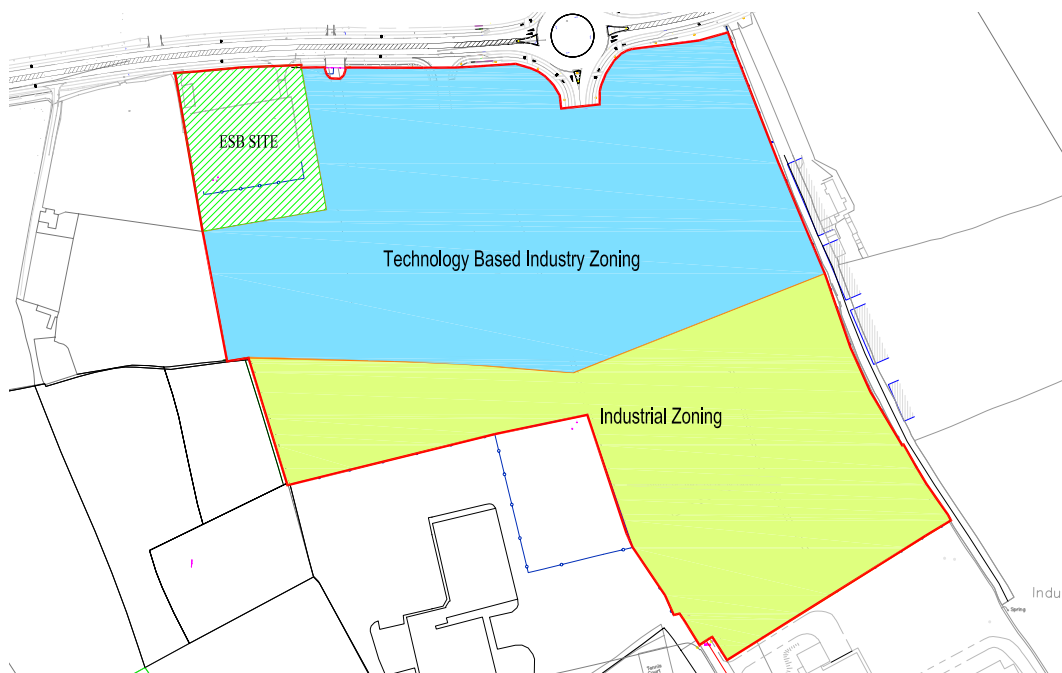
11.04 hectares / 27.28 acres  
(including ESB substation of 0.76 ha / 1.88 acres)

## MASTERPLAN

A masterplan of the site has been prepared by Fewer Harrington & Partners and has received general support from Waterford City Council in April 2010. Details are available upon request.



For illustration purposes only.



Not to scale for identification purposes only.