



STRATEGIC LAND HOLDING OF **800 ACRES** (APPROX.)
EXCEPTIONAL INVESTMENT OPPORTUNITY WITH SIGNIFICANT INCOME STREAM





Asset Highlights

Strategic Land Holding extending to approx. 800 Acres which benefits from significant income stream.

- Mixture of Industrial & Agricultural Lands with existing Office, Industrial & Residential buildings situated across the lands.
- Significant Infrastructure throughout the holding with excellent internal roadways and services.
- Wind Farm operational on part of the lands subject to a long-term lease, through which the incoming purchaser will benefit from significant income stream.
- Potential to achieve expansion of the Wind Farm or seek alternative renewable energy uses (S.P.P.).
- Significant element of the Agricultural Lands are of excellent quality and ideally suited to Dairy Farming.
- The lands have been officially designated as the National Bioeconomy Campus, thus promoting industrial and agribusiness uses on site (S.P.P.). “Model Demonstrator Region” status has been awarded by the European Commission to the area, one of only 6 regions in the EU granted such status.
- Strategically located in proximity to the M8 Motorway, providing excellent access to major arterial routes, as well as major towns including Urlingford, Thurles and Templemore.

Location

The lands are situated in the north-east of County Tipperary, close to the border with counties Kilkenny and Laois.

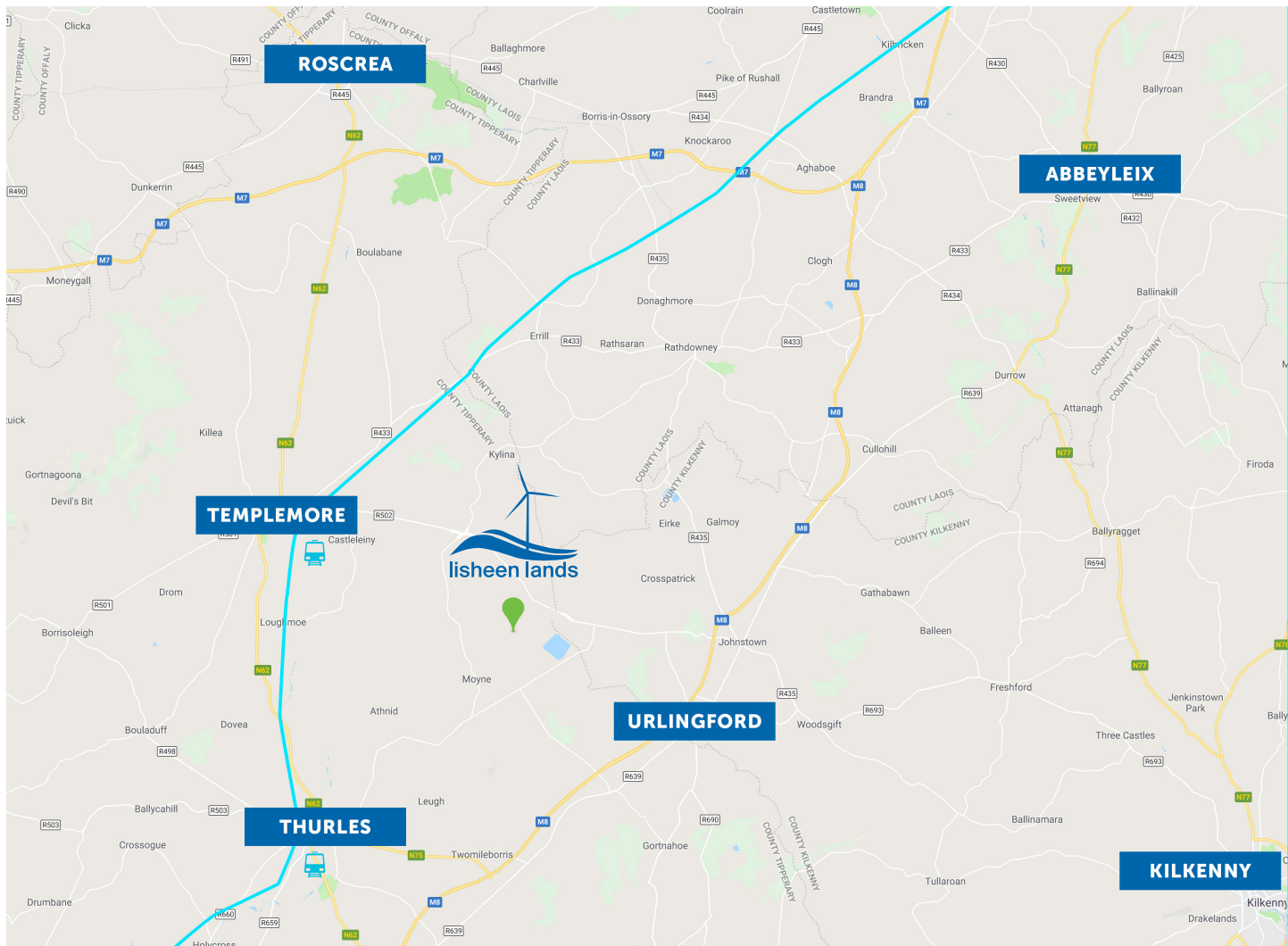
Tipperary is renowned for having some of the finest quality agricultural lands in the country and this is reflected in the strong dairy, bloodstock and tillage industry that exists within the county. Furthermore, the “Premier County” is also home to Coolmore Stud - the headquarters of the world’s largest thoroughbred racehorse breeding operation.

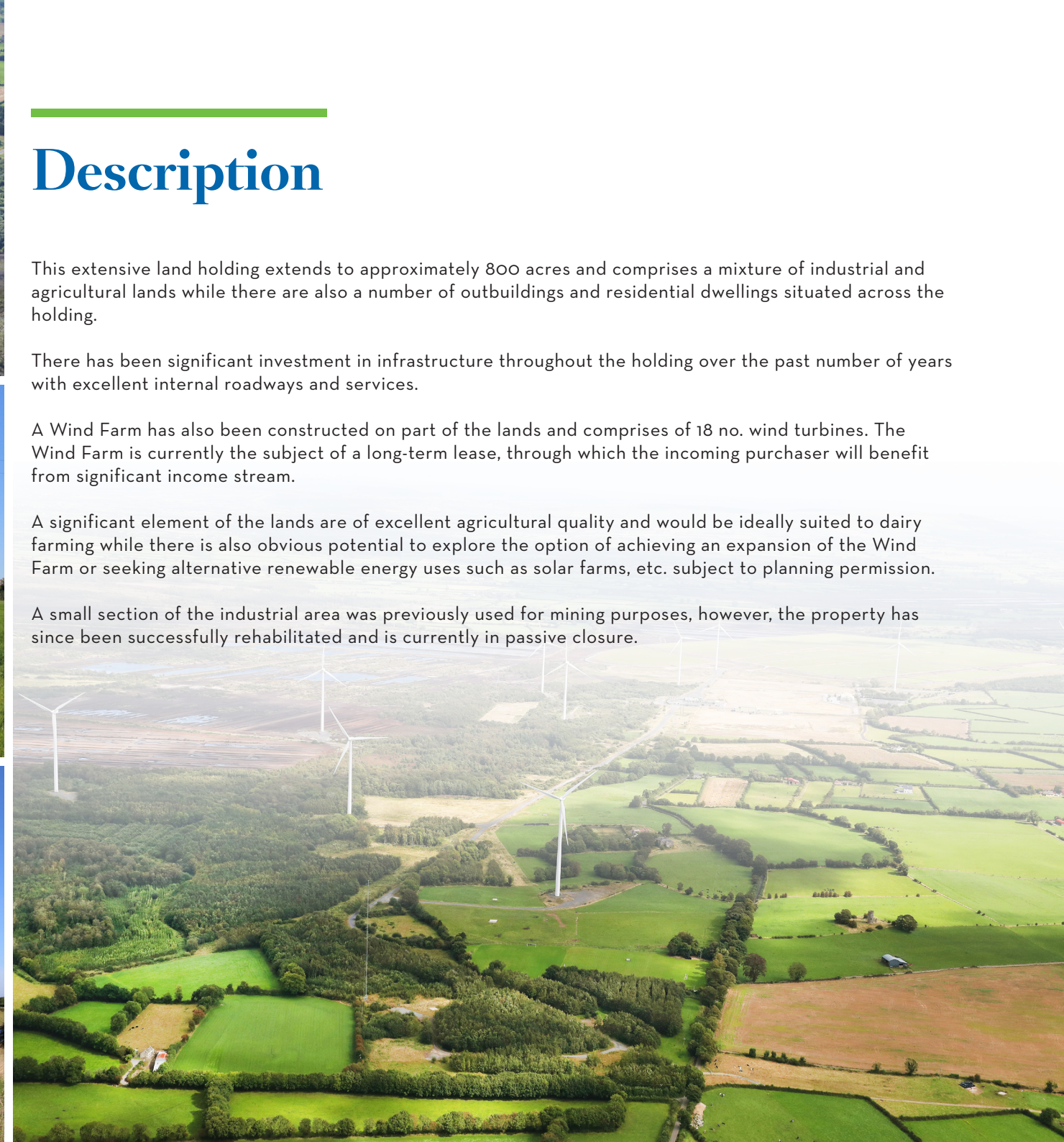
The surrounding lands primarily comprise a mixture of one-off housing, agricultural lands and peat lands while a large quantum of wind turbines are also prevalent on the adjoining lands.

The asset benefits from being situated in close proximity to both the M7 and M8 Motorways, making the lands highly accessible to major arterial routes as well as the primary cities of Dublin, Cork and Limerick.

Furthermore the lands are also in proximity to a number of established towns including Thurles, Templemore and Urlingford while the villages of Lisheen, Moyne & Templetuohy are all within a 5km radius.

- **Urlingford < 10km**
- **Junction 4 of M8 Motorway < 11km**
- **Thurles < 13km**
- **Templemore < 17km**
- **M7/M8 Interchange < 30km**
- **Kilkenny City < 35km**





Description

This extensive land holding extends to approximately 800 acres and comprises a mixture of industrial and agricultural lands while there are also a number of outbuildings and residential dwellings situated across the holding.

There has been significant investment in infrastructure throughout the holding over the past number of years with excellent internal roadways and services.

A Wind Farm has also been constructed on part of the lands and comprises of 18 no. wind turbines. The Wind Farm is currently the subject of a long-term lease, through which the incoming purchaser will benefit from significant income stream.

A significant element of the lands are of excellent agricultural quality and would be ideally suited to dairy farming while there is also obvious potential to explore the option of achieving an expansion of the Wind Farm or seeking alternative renewable energy uses such as solar farms, etc. subject to planning permission.

A small section of the industrial area was previously used for mining purposes, however, the property has since been successfully rehabilitated and is currently in passive closure.



Map Legend

	Right of Way
	Common Area
	Land for Sale
	Leased Land
	Windfarm Leased Land
	IPC
	Restricted Area around Turbines
	Off-Site Outfall Pipe & ROWs



Windfarm Income

Wind energy is currently the largest contributing resource of renewable energy in Ireland and, in 2018, wind provided 85% of the country's renewable electricity and 30% of the total electricity demand.

A Wind Farm has been constructed on part of the lands and comprises of 18 no. wind turbines, each standing at approximately 98 metres tall. The Wind Farm is currently let out to a professional operator on a long-term lease, through which the incoming purchaser will benefit from significant income stream.

Further details in relation to the Wind Farm can be found in the data room section of the property website.

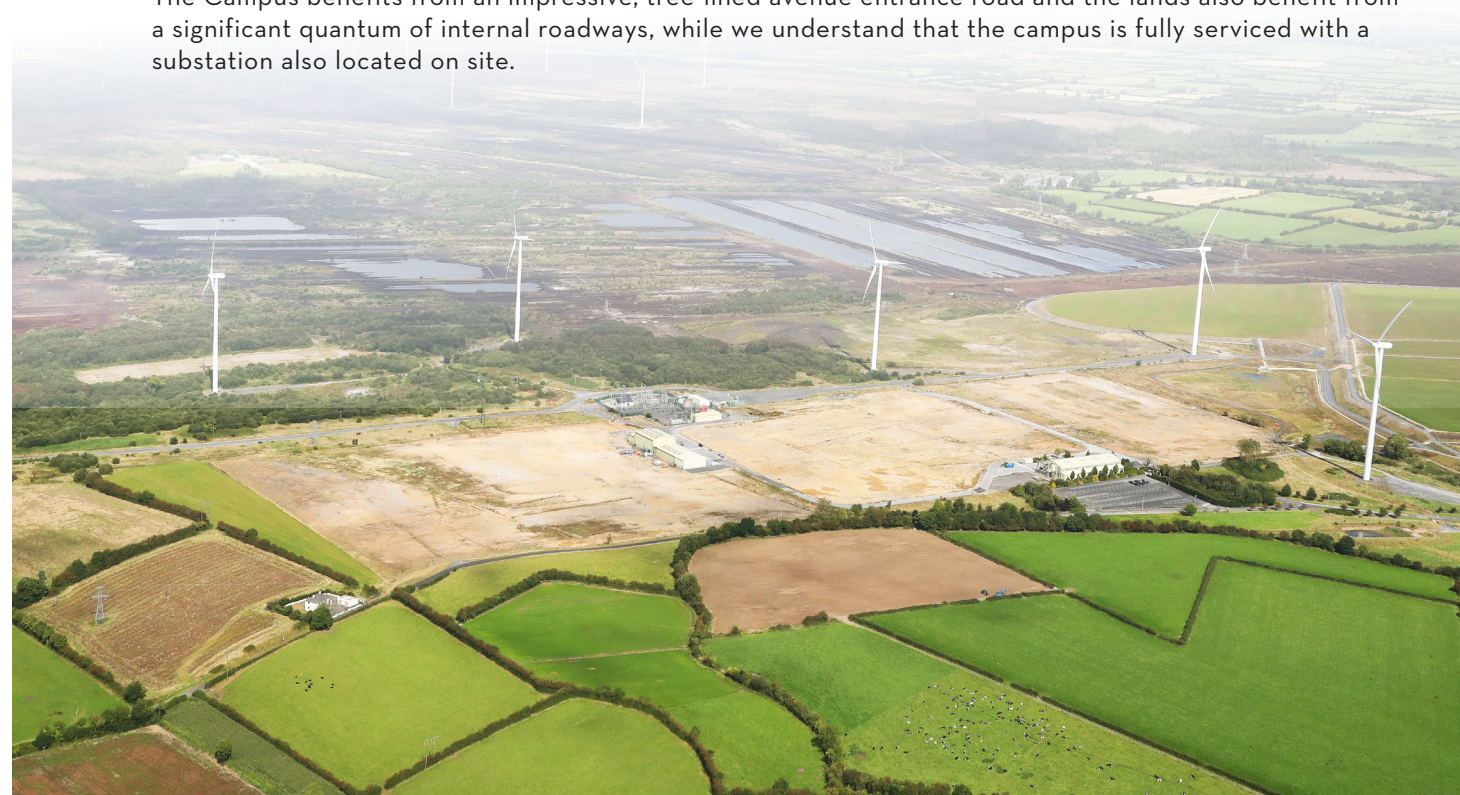


Irish Bioeconomy Campus

In 2017, the lands were officially designated as the National Bioeconomy Campus, an industry whereby renewable biological resources from land and sea such as crops, forestry and fish are used to produce food, materials and energy. It is worth noting that the vendors are currently in advanced discussions with a number of major operators in this space in relation to setting up facilities within the Campus on separate sites which do not form part of the subject sale.

Model Demonstrator Region status was awarded by the European Commission to the area spanning a 50km radius of Lisheen, one of only 6 regions in the EU granted such status. These regions are mandated to contribute to development of the bioeconomy by utilising domestically available feedstock, e.g. biomass, waste or CO₂. As part of this status, these regions will receive advisory support from the "European Sustainable Chemicals Support Service" (ESCS), led by the European Commission and CIRCE (Center for Intelligent Research in Crystal Engineering).

The Campus benefits from an impressive, tree-lined avenue entrance road and the lands also benefit from a significant quantum of internal roadways, while we understand that the campus is fully serviced with a substation also located on site.



Data Room Address:

A dedicated property website and data room has been commissioned for the sale where significant information in relation to the asset can be found once registered. The website can be accessed via:

www.lisheenlandsale.com

Viewing:

Strictly by appointment only

BER Rating:

BER C2 G

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