



# WOODLANDS

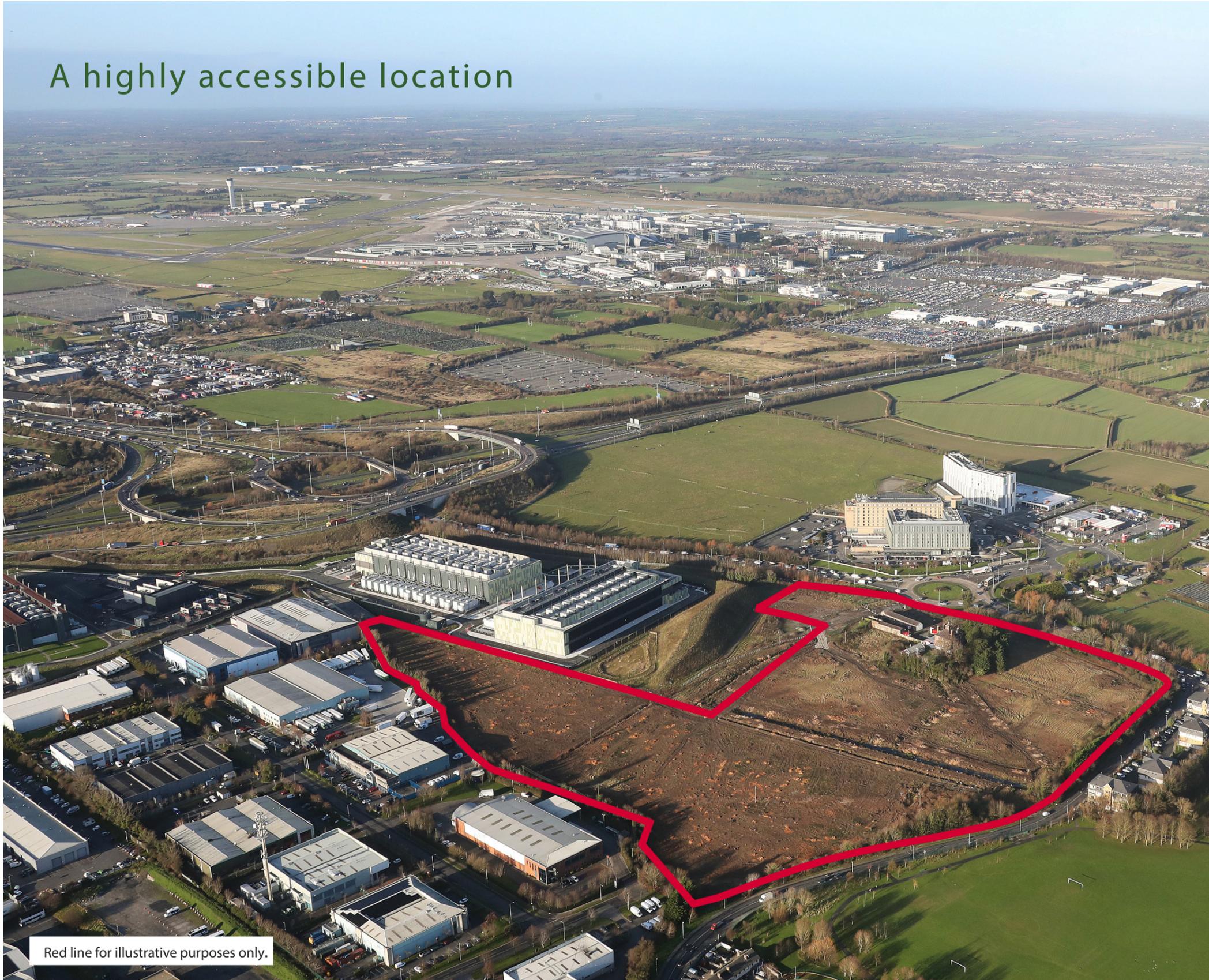
CLONSHAUGH ROAD, DUBLIN 17

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Superb Zoned Development  
Opportunity (S.P.P.)



# A highly accessible location



Red line for illustrative purposes only.

## ASSET HIGHLIGHTS



Fantastic zoned land development opportunity in North Dublin City.



Superb connectivity to M50 & M1 Motorway, Dublin Port and Dublin Airport.



The lands currently comprise Woodlands House (which will be excluded from the sale) and undeveloped lands.



Under the Dublin City Development Plan zoned Z12 Former Institutional (under which the main objective is Residential development) and Z6 Enterprise and Employment.



High Profile occupiers in the vicinity include Amazon (AWS) Dyson, Butlers Chocolates, Verizon, GIST and DPD.



Dublin Port Tunnel

Dublin Airport

WOODLANDS



Clayton Hotel

Holiday Inn Hotel



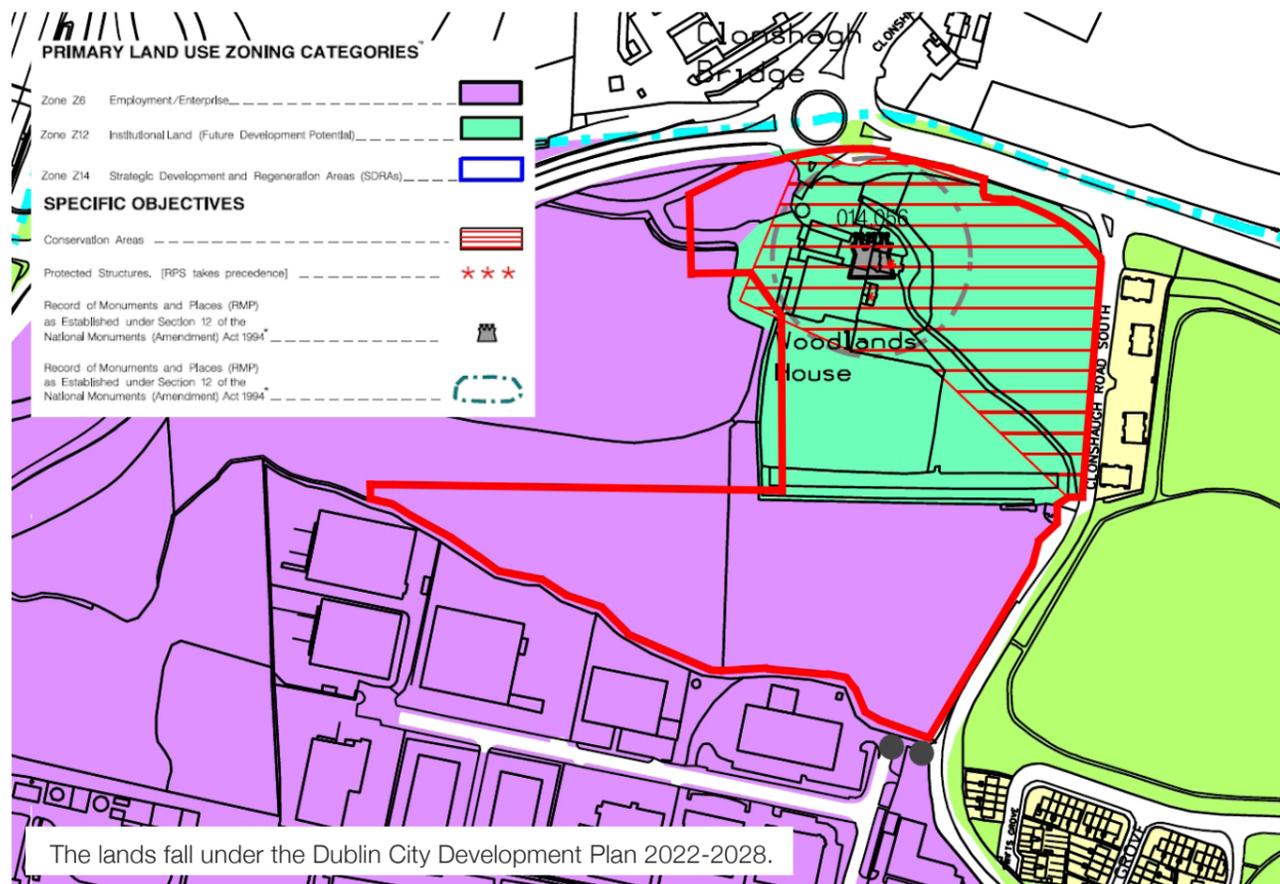
Belcamp Park

# TOWN PLANNING

The northern portion of the lands are zoned Z12 Institutional Land (Future Development Potential), under which the primary objective is to ensure existing environmental amenities are protected in the predominantly residential future use of the lands.

Where lands zoned Z12 are to be developed, a minimum of 25% of the site will be required to be retained as accessible public open space to safeguard the essential open character and landscape features of the site. Where such lands are redeveloped, the predominant land use will be residential.

The southern portion of the lands are zoned Enterprise / Employment, which provides for the creation and protection of enterprise and facilitates opportunities for employment creation. The uses in these areas will create dynamic and sustainable employment and include innovation, creativity, research and development, science and technology, social enterprise, creative industry and the development of emerging industries such as green/clean technologies and the marine sector. These uses will be accommodated in primarily office-based industry and business technology parks developed to a high environmental standard and incorporating a range of amenities.



# PROPOSED SALE DETAILS

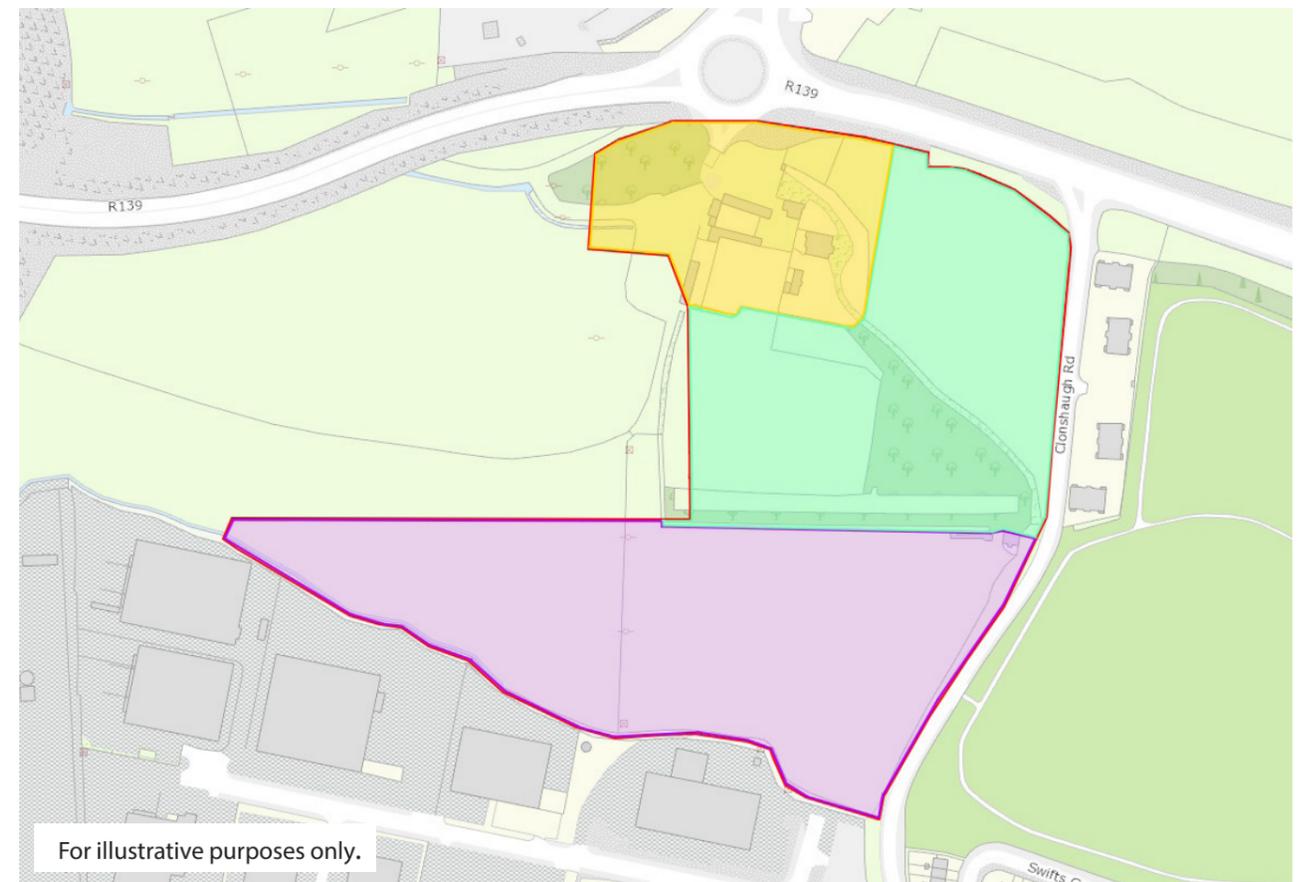
The property falls under Folio DN7365 which extends to 25.9 acres. The Vendor will retain Woodlands House and garden curtilage for the continuation of their primary residence. The balance of the Z12 zoned 'Residential Land' extends to approximately 9.5 acres and the Z6 zoned 'Industrial lands' extends to approximately 12 acres, subject to final boundaries being agreed.

It is the vendor's intention to seek proposals for the sale of the entirety of the lands, with the exclusion of the retained lands.

The vendor will consider offers for Residential or Industrial lands independently subject to the necessary access arrangements.

It is the Vendor's preference for a sale of the entire in a single lot.

Waterman Moylan have undertaken a site services assessment report which is available upon request.



LOT 1: Residential Lands    LOT 2: Industrial Lands    Lands to be retained by the vendor

## CONTACT

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PSRA Registration Number: 001266

Subject to Contract/ Contract Denied/ Without Prejudice

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## VIEWING

Strictly by appointment only

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## CONDITIONS TO BE NOTED

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