

FOR SALE – PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

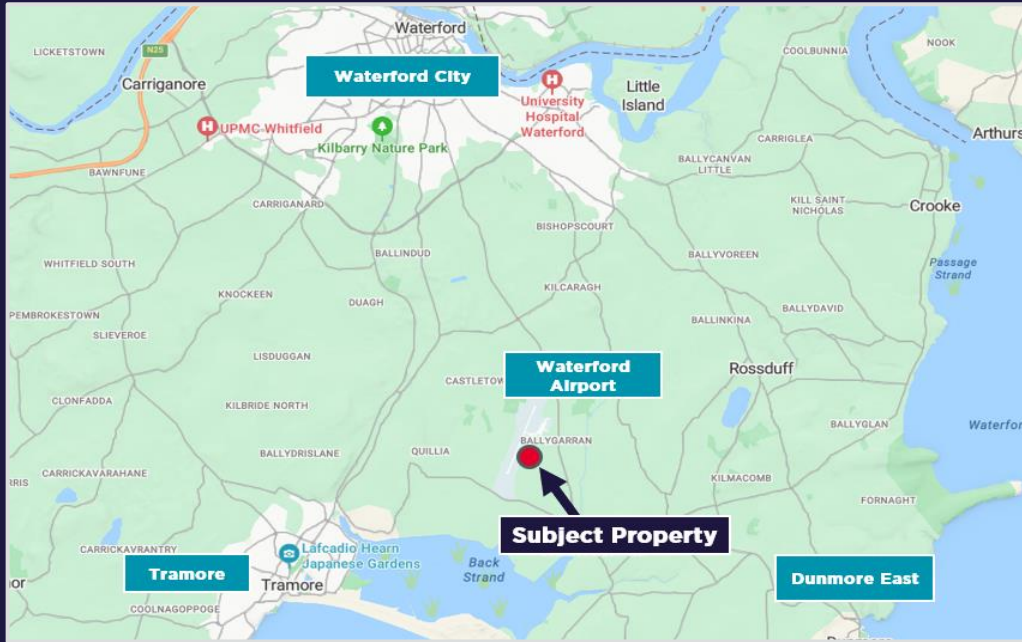
4.5 Acre Site at Waterford Airport Business Park



Site outlined for illustrative purposes only.

LOCATION & DESCRIPTION

LOCATION MAP



LOCATION

- The property is strategically located within the Waterford Airport Business Park, Killowen, Co. Waterford just approximately 9 km south of Waterford City Centre. The Waterford Airport adjoins the park to the north.
- More specifically, the subject site is placed at the western boundary of the business park fronting onto Falcon Avenue, and most notably, adjoins the Airport's lands to the west.
- The Waterford Airport and Business Park has been earmarked for future expansion which aims to reintroduce passenger/commercial flights. A Masterplan has been prepared for the area which specifically looks to *"encourage the development of businesses which engage in activities that are complementary to the role of the Airport"*.
- The Airport and Business Park is served by the R708, which connects the R685 Tramore/Dunmore Road to the south to the Waterford Ring Road to the north.



DRIVE TIMES

Waterford City	10 Minutes
Tramore	10 minutes
Dunmore East	10 minutes
M9 Motorway	20 minutes
Rosslare Europort	1 hour

THE PROPERTY

- Greenfield Development Site which extends to approx. 1.82 Ha (4.5 acres) held in Folios WD26433F & WD355549F.
- The site is irregular in shape, however, has the benefit of a flat topography throughout.
- The site is easily accessed from the Falcon Avenue, and we understand that services are readily available.
- The site is bound by a light industrial scheme to the south and by the Waterford Airport's lands to the west and north.

ZONING & PLANNING HISTORY

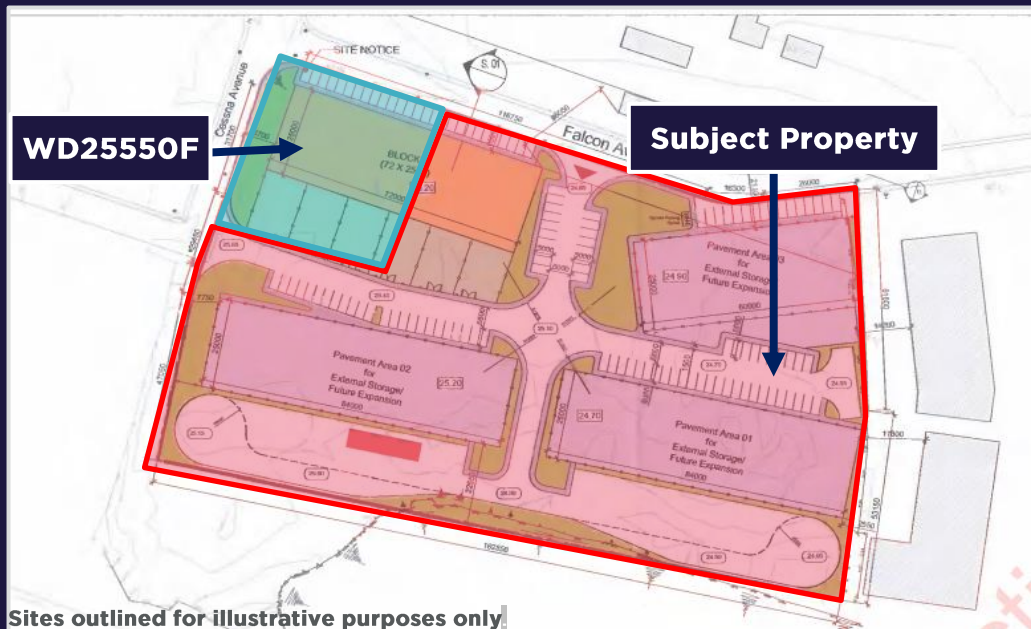
ZONING MAP



ZONING

- The subject property lies within the Airport Masterplan Area under The Waterford City and County Development Plan 2022 - 2028.
- The subject site is zoned 'CD - Light Industry/ High Technology/ Manufacturing Campus Development' which is to provide for "light industry, general enterprise, business development, office, research and development and high technology/ high technology manufacturing type employment".
- In respect of the Business Park, the Masterplan specifically outlines that the council will *"encourage the development of businesses which engage in activities that are complementary to the role of the Airport"*, which bodes well for future development.

PREVIOUSLY GRANTED SCHEME (Planning REF: 16/392)



PLANNING HISTORY

- Helpfully, the property has a positive planning history and previously received planning for 6 no. light industrial/warehouse units contained in one block and 3 no. pavement areas designated for external storage/future expansion (Planning Ref:16/392). This planning has subsequently lapsed; however, the positive precedent remains.
- It must be noted, that part of the grant of planning for the 6-no. light industrial units lies within folio WD25550F. This portion of the site is being retained by the Vendor. (Please see the subject property for sale indicatively outlined in red)

Method of Sale

For sale by Private Treaty.

Tenure

We understand the title is held Freehold.

Pricing

Price on Application

Inspections

Inspections and viewings of the property are strictly with the sole selling agent only.

Solicitors Details



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Conditions to note: A full copy of our general brochure conditions can be viewed on our website s at www.cushmanwakefield.ie
We strongly recommend that you familiarise yourself with these general conditions. C&W PSRA Registration Number: 002222.