

FOR SALE



# HEADFORD ROAD

GALWAY CITY



PROMINENT DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR PBSA AND RETAIL SCHEME



## EXECUTIVE SUMMARY



Ready To Go Development Opportunity



Full Planning Permission PBSA 272 beds and retail over ground & first floor (Planning Permission Ref 22/259)



Highly accessible within walking distance of University Of Galway, Shop Street and Eyre Square



Total Development Site extends to 0.4285 Ha (1.06 Acre)



Site Zoned CC Under the Galway City Development Plan – site could accommodate alternative uses subject to PP

## LOCATION

Prime City Centre Site located on the Headford Road and benefits from strong profile. The property has excellent profile onto the Headford Road and is within easy walk of Eyre Square, Ceannt Station and University of Galway.

Galway Retail Park and Galway Shopping Centre are well established and have an impressive line up of tenants to include Tesco, Penny's, Boots, Curry's, Elvery's, Smyth's, Halfords and Aldi.

The adjoining site to the west, fronting onto Dyke Road, is in the control of the LDA who have a Three Phase Masterplan to develop a mixture of residential, commercial and civic uses. The proposed scheme aims to having planning granted by Q1 2025 for Phase 1 consisting of circa 219 residential units.



## WHY GALWAY?

Galway City, where culture and innovation combine to attract, students, tourists and corporations whilst being the largest city in the west of Ireland. From the initial 2022 Census figures the population growth in Co. Galway was 7.1% with the county's population rising to 276,451 inhabitants. The city has developed a strong reputation for its talented and educated workforce which in turn has led to the city proving an attractive location for a broad range of FDI companies.

Galway, is home to over 70 multi-national companies employing in excess of 17,000 people. Some of the largest companies in the world call Galway home including Diligent, Medtronic, HPE, Metlife, SAP, Genesys, Cisco and Oracle with more companies joining this impressive line-up to further strengthen Galway's reputation.

Galway is Ireland's festival City with 126 festivals through the calendar year. It plays host to several events and festivals each year with some of the more notable comprising the Galway Races, Arts Festival and the Galway International Oyster Festival



276,451

Population and growing



70

Home to 70 multi-national companies



126

Festivals each year





## GALWAY UNIVERSITIES

Galway is home to two main universities, the University of Galway, and Atlantic Technological University (ATU), collectively attracting over 22,000 full-time students. University of Galway is ranked joint 4th in Ireland according to the Times Higher Education rankings 2024.

University of Galway is planning to invest €200 million on developing disused sites in the city centre and its Strategic Plan 2020-2025, includes plans for a new innovation district on Nuns' Island. The plan has been developed in partnership with Galway City Council as part of their wider city development plan.

The CÚRAM research centre at University of Galway is establishing a global hub of research expertise in medical device technology. BioInnovate, a national training programme, offers fellowships at University of Galway and BioExcel is a medtech accelerator programme partnered with University of Galway.

Atlantic Technological University (ATU) is one of the largest multicampus universities in Ireland, offering a combination of academic and research excellence, quality of life and opportunity. Atlantic

TU's collaborative approach allows practice-orientated study, and research that seeks to address the major challenges facing society and the world. As a TU of scale, quality and impact, the University will have greater capacity for collaboration with international partners. The Atlantic Language School, established in 1993, has built its global reputation as one of the premium choice English Language schools in Ireland.

Galway is now considered an internationally-recognised MedTech hub, alongside San Francisco, Boston, Minneapolis, Singapore and Berlin. University of Galway is a key academic partner with MedTech companies, with collaboration across the Universities' research community, clinical colleagues and industry partners.

## GALWAY STUDENT MARKET



22,300  
Students



15,000  
Demand Pool



5,300  
Beds



2.9:1  
Students per bed

| Institution                          | ATU Galway-Mayo | University Of Galway |
|--------------------------------------|-----------------|----------------------|
| FT Student Population                | 5,900           | 16,355               |
| Irish Students                       | 5,600           | 13,470               |
| International Students               | 300             | 2,885                |
| International Students (%) - 2022/23 | 5%              | 18%                  |
| International Students (%) - 2021/22 | 4%              | 15%                  |
| Times World Ranking 2024             | N/A             | 301 - 350            |



## DEVELOPMENT SUMMARY

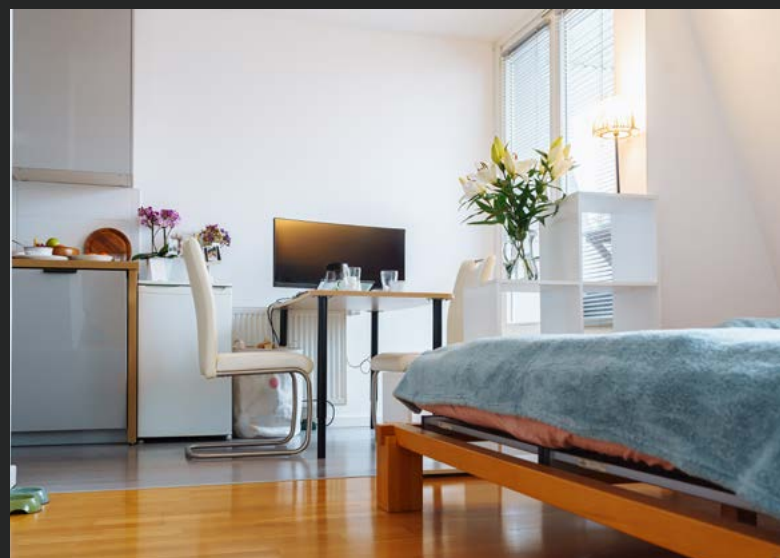
The development comprises of a south and north block which are inter-connected and has full planning Permission under Planning Ref 22-259 for 272 PBSA Scheme to include ancillary student facilities, four retail units, 11 car spaces and bike storage:

## PBSA ELEMENT

|                        |                     |
|------------------------|---------------------|
| Studios                | 15 units (30 beds)  |
| Twodios                | 15 Units (30 beds)  |
| One Bedroom Cluster    | 1 unit (1 bed)      |
| Two Bedroom Cluster    | 3 units (6 beds)    |
| Four Bedroom Cluster   | 5 units (20 beds)   |
| Five Bedroom Clusters  | 20 units (115 beds) |
| Six Bedroom Clusters   | 5 units (30 beds)   |
| Seven Bedroom Clusters | 5 units (40 beds)   |

## RETAIL ELEMENT

| Ground Floor  | Ground Floor | First Floor |
|---------------|--------------|-------------|
| Retail Unit 1 | 253          | 531         |
| Retail Unit 2 | 260          |             |
| Retail Unit 3 | 2077         | 199         |
| Retail Unit 4 | 1,146        | 1,211       |





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GALWAY CITY

## AGENT



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