

F O R S A L E B Y P R I V A T E T R E A T Y

# Lands at Haynestown

DUNDALK, CO. LOUTH



Substantial Business and  
Technology Zoned Land Bank



## Key Highlights

- ▶ Development Lands extending to 19.54 acres (7.91 hectares)
- ▶ Site currently in agricultural use
- ▶ Zoned E2 / Business and Technology
- ▶ Excellent strategic location equidistant between Dublin City and Belfast City
- ▶ Situated close to numerous transport links including junction 16 of the M1 motorway (150 meters)
- ▶ Potential to develop a 425,000 sq. ft (39,540 sq. m) Business & Technology hub
- ▶ Proposed new railway station on Dublin-Belfast line adjoining the site

## Location

This extensive land bank is located in Haynestown, Dundalk approximately equidistant between Belfast City (83 km) and Dublin City (84 km).

The property is situated on the N52 roadway, approximately 1.5km south of Dundalk Town Centre and benefits from extensive road frontage (approx. 285 meters) to the N52.

The M1 Motorway is easily accessible at Junction 16 approximately 150 meters to the west of the site providing convenient connectivity to both Belfast City and Dublin City. Drivetimes for Belfast and Dublin are approximately 1 hour and 1 hour 10 minutes, respectively.

Dundalk, the seventh largest town in Ireland with a population of 43,112 (census 2022), benefits from a strong employment base with a number of large domestic and multinationals located in the town's environs including MSD, WuXi Biologics, PCI Pharma, Xerox and Arnord Mardix.



## Description & Development Potential

The property comprises greenfield development lands, irregular in shape and predominantly in agricultural use, extending to a total area of 19.54 acres (7.91 ha). The lands generally have a level topography throughout.

The lands are bound by agricultural and woodlands to the north, the L7165 (local road) to the west, the N52 road to the south and the Dublin-Belfast railway line / agricultural lands to the east.

In addition to the Louth County Development Plan 2021 – 2027, the property is also included in the Mullagharlin Framework Plan which designates the lands as a future hub for sustainable, high-quality employment. The plan outlines potential for up to 425,000 sq. ft. (39,540 sq. m.) of commercial space with buildings ranging in height from 3 – 5 storeys. Notably, the framework also envisions a proposed new railway station on the Dublin-Belfast railway line along the eastern boundary of the site.

The lands extend to 19.54 acres (7.91 hectares) with the potential to provide 425,000 sq. ft. (39,540 sq. m) of commercial space

## Zoning

The lands are currently zoned E2 / Business and Technology “to provide for office, research and development and high technology / high technology manufacturing type employment” under the Louth County Development Plan 2021 – 2027.

These lands have been identified to attract and facilitate science and technology, research and development, major offices, global services (including financial services), high tech manufacturing-based employment in high quality campus style developments.

In specific circumstances where there is a requirement to provide residential development on site, this may be considered where it is demonstrated to the satisfaction of the Planning Authority that there is a site-specific requirement for the accommodation and the accommodation will be intrinsically linked to the business or industrial operations. Any accommodation will be ancillary to the respective business or industry.

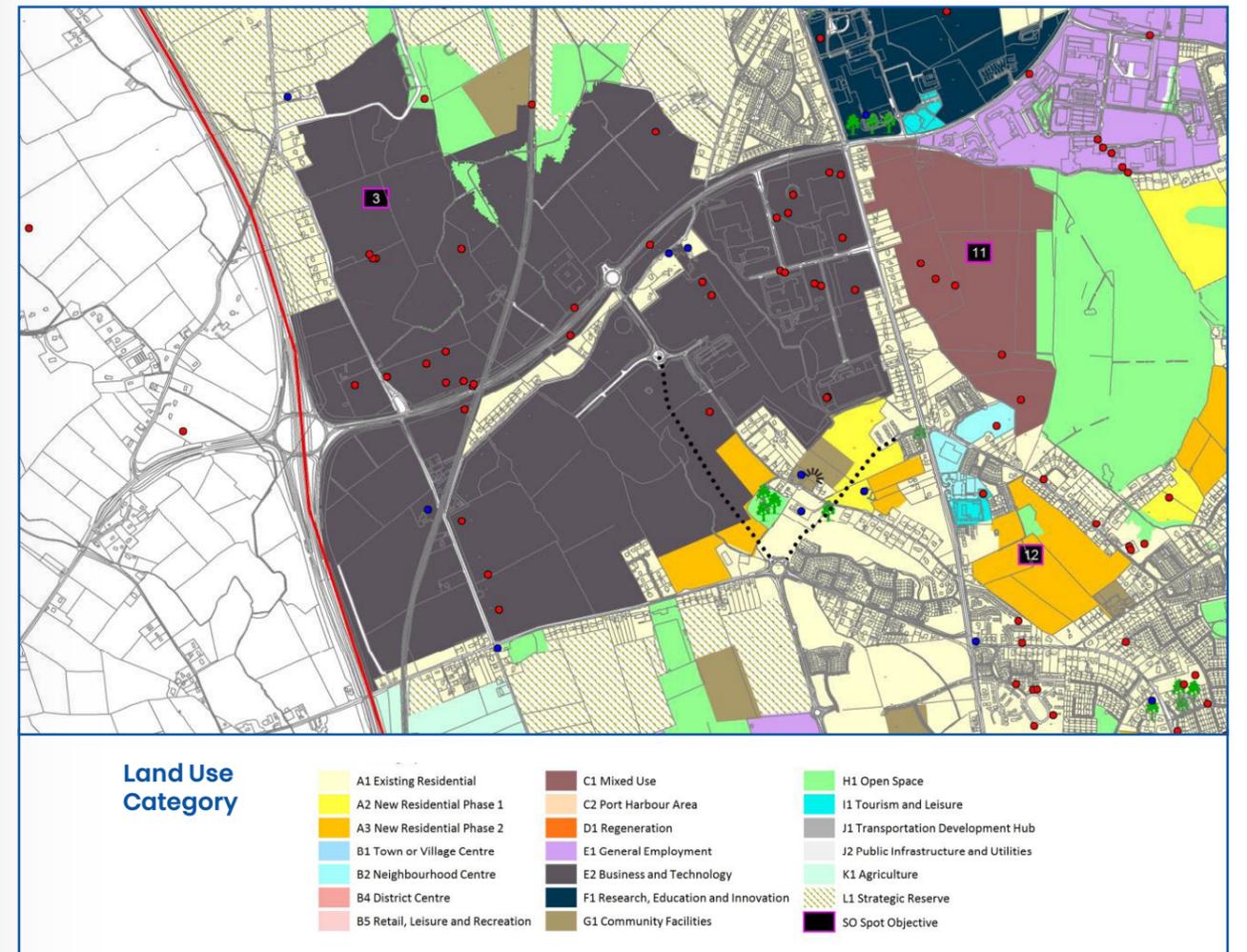
Light industry will generally be acceptable in this zoning provided it is not detrimental to the amenity of the area.

### Generally Permitted Use

Digital Innovation Hub / Co-working Space, E- Charging Facility, High Technology Manufacturing, Industry Light, Offices, Research and Development, Science and Technology Based Enterprise, Telecommunications Structures, Utilities.

### Open for Consideration

Business Enterprise Centre, Coffee Shop/Tea Room, Childcare Facility, Conference/Event Centre, Data Centres, Food Processing Facility, Hotel/Hostel/Aparthotel, Residential\*, Training Centre.





## Further Information

### Method of Sale

For Sale by Private Treaty

### Services

Interested parties are advised to satisfy themselves on the variability and adequacy of all services.

### Title

We understand the property is held Freehold. Full Title details are available from the vendors solicitor.

### Viewing

For further information or to arrange a viewing please contact sales agents JLL or REA Gunne as per the following contact details.

### Price

Available on request

## Joint Selling Agents



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## Solicitor

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