

Unique and Substantial Aviation Landholding Opportunity

FOR SALE BY PRIVATE TREATY

LANDS AT

# NEWCASTLE AERODROME

LEAMORE, NEWCASTLE  
CO. WICKLOW



**141** ACRE  
(57 HA)  
Land Bank

Licensed  
Airfield  
with

**690** METER  
GRASS RUNWAY

Significant  
**DEVELOPMENT POTENTIAL**



# OPPORTUNITY HIGHLIGHTS



Property extends to 141 acres (57 ha)



Significant development potential outlined by Envarq masterplan



Currently comprises 690 meter year round grass runway, hangars and operational infrastructure



Exceptional location adjoining the eastern coastline and the Wicklow Mountains providing an unrivaled flying experience



Situated 500 meters east of Newcastle, Co. Wicklow, 45km south of Dublin City Centre



Excellent connectivity close to M11 / M50 motorways



Located within Class G Airspace - unrestricted flight operations



Customs-approved entry / exit point for aircraft travelling with the UK



Lands benefits from own Air Traffic Zone (ATZ) – no restriction on movement



Masterplan indicates potential for Vertiport and Drone Centre – scope to be among the largest in Europe





## LOCATION

Newcastle Aerodrome is in Newcastle, Co. Wicklow, approximately 45km south of Dublin City Centre. Newcastle is a small town on Ireland's east coast with a population of 1,010 as of census 2022.

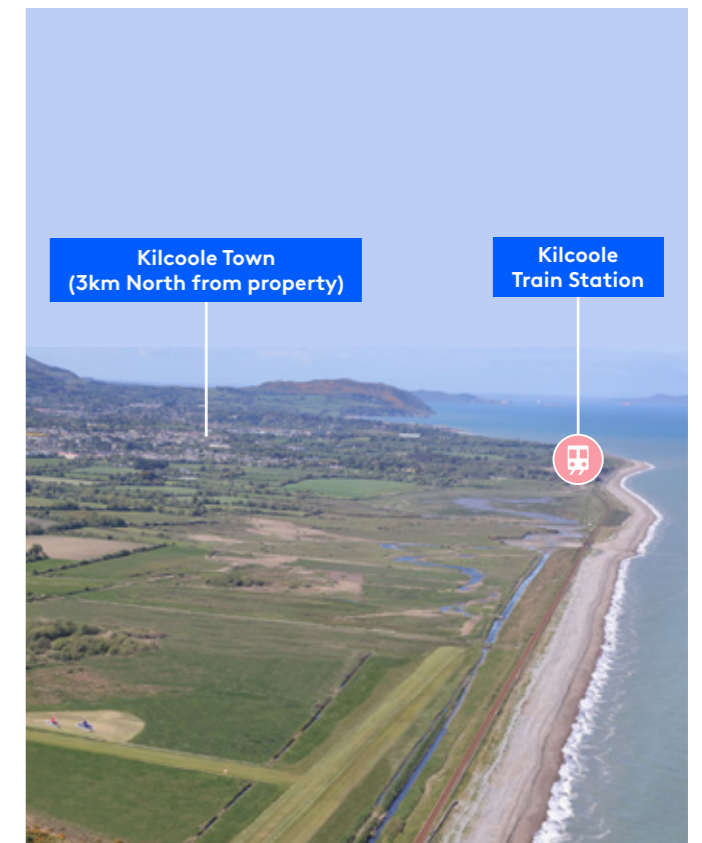
The property is approximately 500 meters east of Newcastle Town Centre. Vehicular access is provided from the Sea Road via the Newcastle Road. Wider road connectivity to Dublin City and the main regional centres of Cork, Limerick, Galway, Waterford and Belfast are via the M11 / M50 motorway which provides access to the National Road Network.

The general area is serviced by Kilcoole Train Station which is located approximately 3km north of the subject property. Commuter

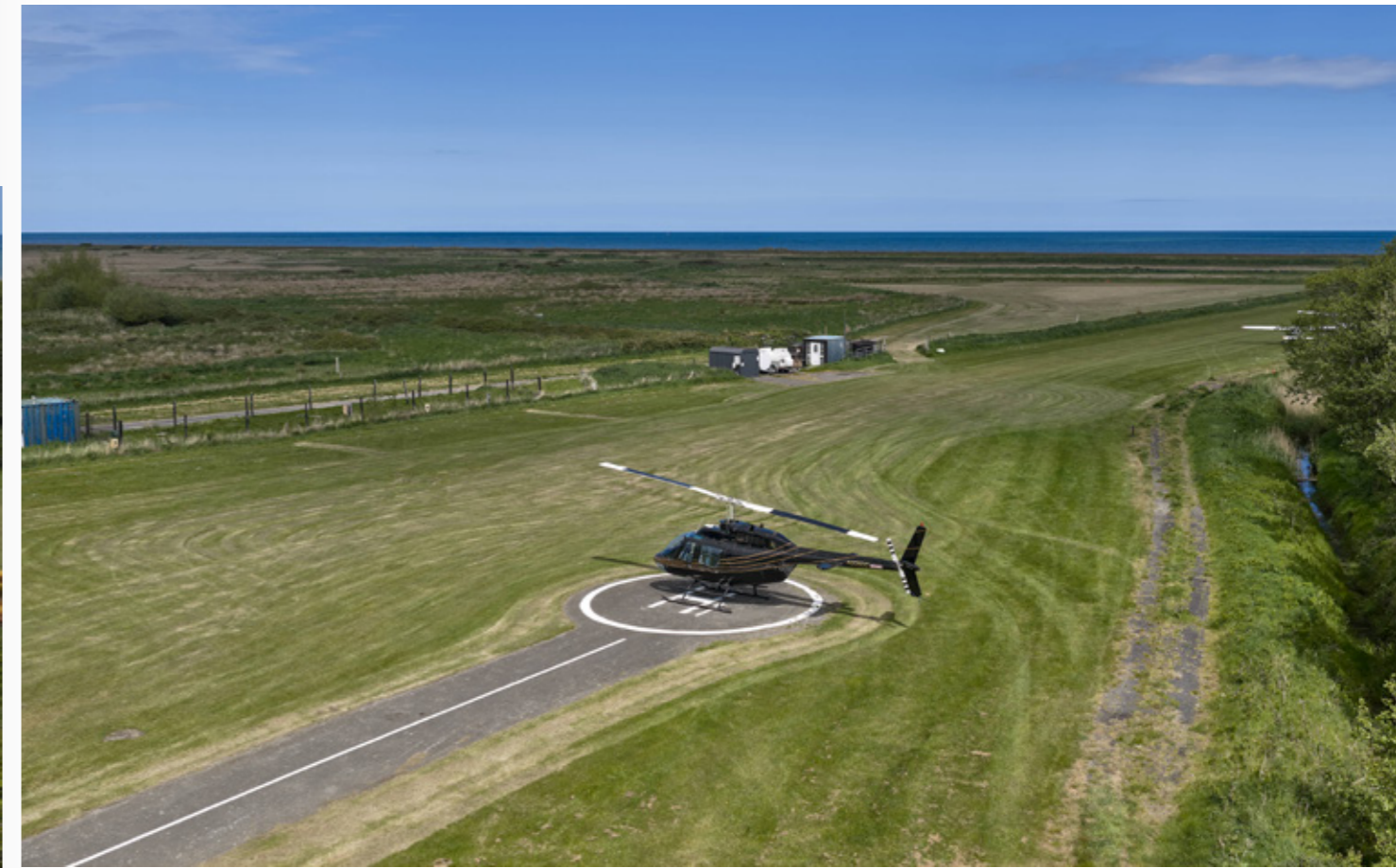
trains serve the station with travel times to Dublin City / Grand Canal Dock of 50 minutes.

Dublin Airport, the country's primary international airport with a pax of 36.4 million in 2025 (37.5 million projected for 2026), is situated 63km north of the subject property. Dublin Port, serving as both a transport hub for ferry passenger traffic and commercial freight passing to and from Dublin City is 40km to the north of Newcastle Airfield.

The property is located below Dublin Airport Authorities Class G controlled airspace providing uncontrolled, unrestricted airspace extending from ground up to 7,500 feet AMSL and requiring no clearance for visual flight rule (VFR) flight.



# THE PROPERTY



The property comprises a broadly regular shaped landbank extending to approximately 141 acres (57 ha).

The lands are currently in use as a licensed airfield and generally have a level topography throughout. There is a 690-metre grass runway centred on a north – south axis which is operational year-round.

There are a number of existing buildings along the eastern boundary comprising hangars, equipment / operational infrastructure and offices all of which are in good condition. In addition, there is a disused residential dwelling in the southwest corner of the lands which could provide an excellent asset management initiative.

The property is bound to the south by a natural hedgerow / Sea Road, a large drainage channel and embankment adjacent to the Dublin – Rosslare railway line to the east, an irrigation channel to the north

**The airfield is situated below Dublin's Class C airspace with customs approval and provides a strategic entry / exit point for aircraft traveling to and from the UK.**

and lands in agricultural use to the west. The remainder of the lands are primarily grasslands with an area of woodland along the southern portion of the property.

Access is provided off Sea Road which runs east / west from Newcastle village to Newcastle beach.

The property is not zoned in the Newcastle Town Plan which falls under the Wicklow County Development Plan 2022 – 2028. The lands are, however, designated a Special Protection Area and Proposed Natural Heritage Area under the Murrough SPA.



# MASTER PLAN / FEASIBILITY ANALYSIS

Envarq (formerly Engenuiti Consulting Engineers) have prepared a master plan for future development potential on the lands which include a best in class vertiport and drone centre of excellence which could provide training and commercial unmanned aerial vehicle testing, a substantial growth area. At approximately, 200 square miles, the proposed drone training centre would be one of the largest in Europe.

In addition, the master plan proposes the development of new hangar construction providing modern storage, maintenance and operational capacity and a training centre to include airline simulators enabling professional pilot instruction to international standards

## The innovation centre would incorporate the following:

- Reception
- Offices
- Operations control centre
- Vertiport lounge
- Viewing area and interactive rooms
- Utilities & support
- Approx. 40 car parking spaces



Furthermore, the proposed concept plan comprises a new taxi apron to link to the existing taxi apron (also to be upgraded as part of the maintenance hangar upgrades) leading to the main runway and Vertiport incorporating the following:

- Entrance lobby (check in)
- Sky lounge area (departures / arrivals)
- Canteen / toilet facilities
- Administration
- Control Tower
- Vehicle set-down area
- Secure departure / arrivals area



## 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 that the property is held under freehold title.

### Viewing

All viewings are strictly by appointment only.

### Price

Available on request

### Data Room

Access available on request

## JOINT SELLING AGENTS



JLL  
Styne House  
Dublin 2  
PSP Licence No: 002273

**Ollie Lyons**  
+353 86 781 4413  
ollie.lyons@jll.com

**John Moran**  
+353 86 260 8783  
john.moran@jll.com

**Brian Hayes**  
+353 87 833 5459  
brian.hayes@jll.com

## SOLICITOR

TBC

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Subject to contract / contract denied / without prejudice