

Ireland Development Land Market

Q1 2026



KEY STATS



€197.7M

DEAL VOLUME



€90.0M

LARGEST DEAL



50%

RESIDENTIAL DEAL SHARE



27%

INCREASE IN ACRES SOLD

Major scheme sale drives Q1 volumes

Development land deals amounted to €197.7 million in the opening quarter, representing a rise of 55% on Q1 2025 and the best first quarter performance since 2019. A total of 22 deals were recorded, which was an increase of 5% on the same period a year ago. In terms of quantum of land, 365 acres transacted. This was up 27% from the previous year, at an average transaction size of 13.7 acres. Just under a third of deals traded with planning permission in place, below the five-year average of 43%. With planning approval generally carrying a premium, this meant the average price per acre across all sites was 5% lower than the five-year trend, at €541,000.

The largest deal of the quarter was the receivership sale of 3.6 acres at Camden Yard, Dublin 8. Dublin City Council, advised by Savills, purchased the mixed-use site

TOP FIVE DEALS

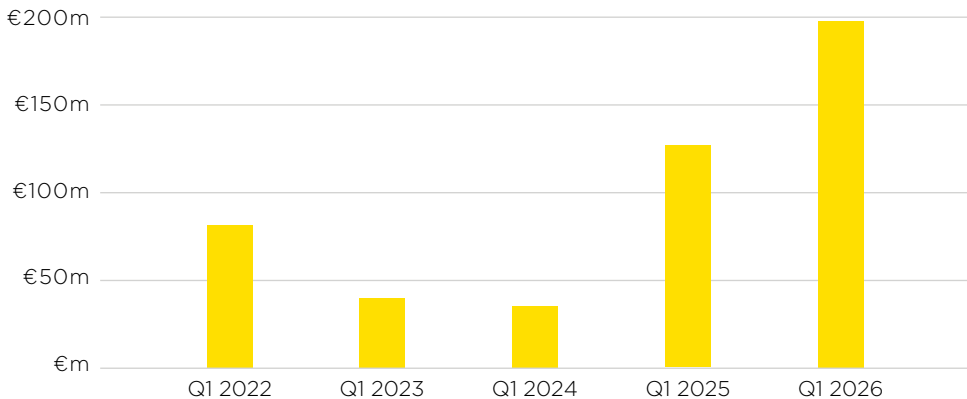
Property	Planning Permission	Sector	Size (Acres)	Approx. Price
Camden Yard, Dublin 8	Yes	Mixed-use	3.6	€90.0m
Lands at Newbridge, Co. Kildare	No	Residential	P&C	P&C
Lands at Ratoath, Co. Meath	Yes	Residential	31.0	€26.0m
Former Royal City of Dublin Hospital, Dublin 4	No	Mixed-use	0.5	€8.0m
Former Murphy & Gunn Car Dealership, Dublin 6	Yes	Residential	1.0	€8.0m

Source: Savills Research

for €90.0 million. The development, which is scheduled to complete in Q1 2029, will comprise 407,300 sq ft of office space, as well as 299 residential units.

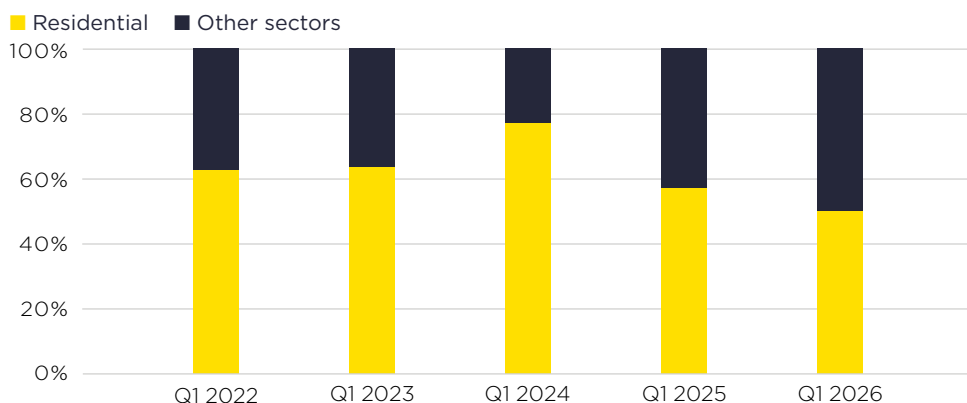
The second largest deal concerned the sale of residential lands in Newbridge, Co Kildare, by Savills. This was followed by 31.0 acres of off-market residential land in Ratoath, Co Meath, for €26.0 million. The site has full planning approval for 350 residential units. Elsewhere, the former Royal City of Dublin Hospital, Dublin 4, transacted for €8.0 million. Sold by the HSE, the 0.5-acre mixed-use site has been positioned as suitable for conversion to a hotel, apartments or student accommodation, although this is subject to planning permission. Finally, the fifth largest deal was Rohan Holding's sale of the former Murphy & Gunn car dealership, Dublin 6, for approximately €8.0 million to O'Flynn Group. The site has planning approval for 19 residential units across three blocks to include apartments, duplexes and houses.

FIRST QUARTER DEVELOPMENT LAND TURNOVER



Source: Savills Research

FIRST QUARTER RESIDENTIAL SHARE OF DEALS



Source: Savills Research

Slowdown in residential land sales

To control for the size of the Camden Yard deal, we have also analysed the data in terms of number of deals completed. On this basis, the residential sector accounted for half of all deals, which compares with a five-year average of 66%. This slowdown partly reflects the lack of available zoned land, although the Section 28 Ministerial Guidelines, issued under the Planning and Development Act 2000 (as amended), are aimed at improving this situation. The next largest sector was mixed-use, at 27% of all transactions; the highest share in almost five years. This was followed by logistics at 14% of the total, while 9% of deals were for other commercial uses.

Transactional activity

On a locational basis, Dublin accounted for 55% of transactions, consistent with the five-year average. Activity in the rest of the Greater Dublin Area, encompassing Kildare, Meath and Wicklow, was 14%, which was under the 19% five-year trend. Across the rest of the country, Cork and Westmeath experienced the most activity, with 9% of deals each. The remaining 14% of transactions completed elsewhere.

When looking at lot size, the highest number of deals took place in the €1-5 million range at 55%, which was slightly above the five-year average. The second highest number of deals occurred below

€1 million at 18%. Transactions in the €5-10 million range accounted for a further 14% of sales, while those in the €20-50 million bracket made up 9%. There was just one deal above €50 million and none in the €10-20 million lot size.

In terms of acreage, 73% of transactions were below 10 acres, while a further 18% were between 10 and 50 acres. The remaining 9% were above 50 acres, all of which was consistent with previous trends.

Implementation of rental reforms

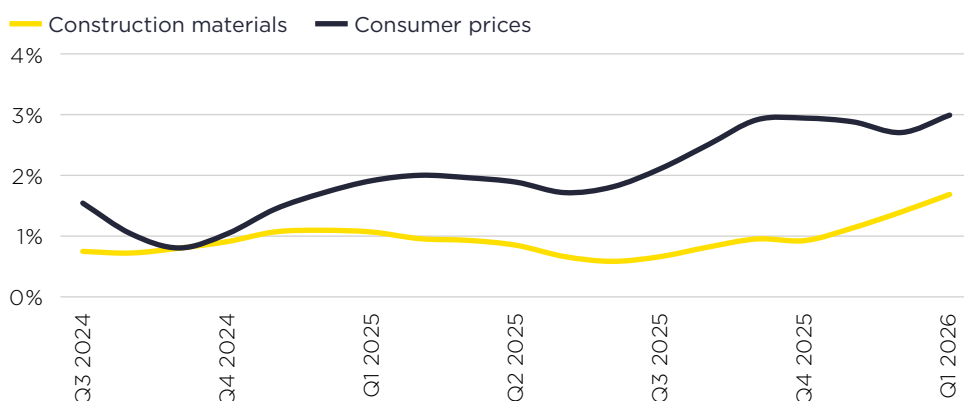
Q1 marked the beginning of the Government's rental reforms, which came into effect on 1st March. Among the changes was the provision that newly

built and student-specific accommodation will now be exempt from the 2% rental growth cap, with these rents linked to movements in the Consumer Price Index, while landlords will also be allowed to reset rents to the market rate between tenancies. These reforms are in addition to the Budget 2026 decision to reduce the VAT on the construction and sale of new apartments from 13.5% to 9%. The measures – taken cumulatively – are constructive for improving development viability.

Macro headwinds

Geopolitical volatility emanating from the Middle East conflict is weighing on confidence and contributing to energy-related cost-push inflation. In Ireland, price growth has risen from 2.0% a year ago to 3.6% in April, while construction materials inflation has increased from 1.0% to 1.7%. Notably, inflation on ready mixed mortar and concrete has reached 7.7%, while price growth on copper pipes and fittings has hit 7.2%. A similar inflation trend is evident across the euro area, raising the risk of higher borrowing costs. The European Central Bank has indicated that higher energy prices will likely push inflation above the 2% target in the near term, prompting a wait-and-see approach. Reflecting this, market expectations have shifted from no rate change in 2026 to pricing in two to three 25 basis point increases by year-end.

TREND IN INFLATION, 3-MONTH MOVING AVERAGE



Source: Savills Research



Savills Research

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