

# FOR SALE

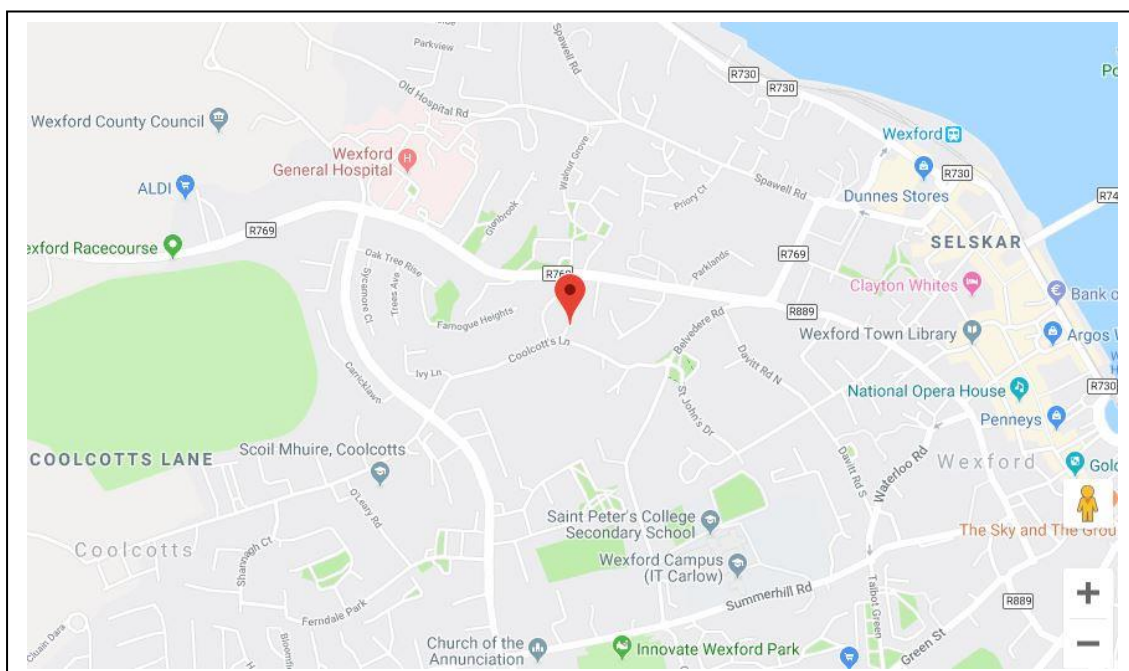
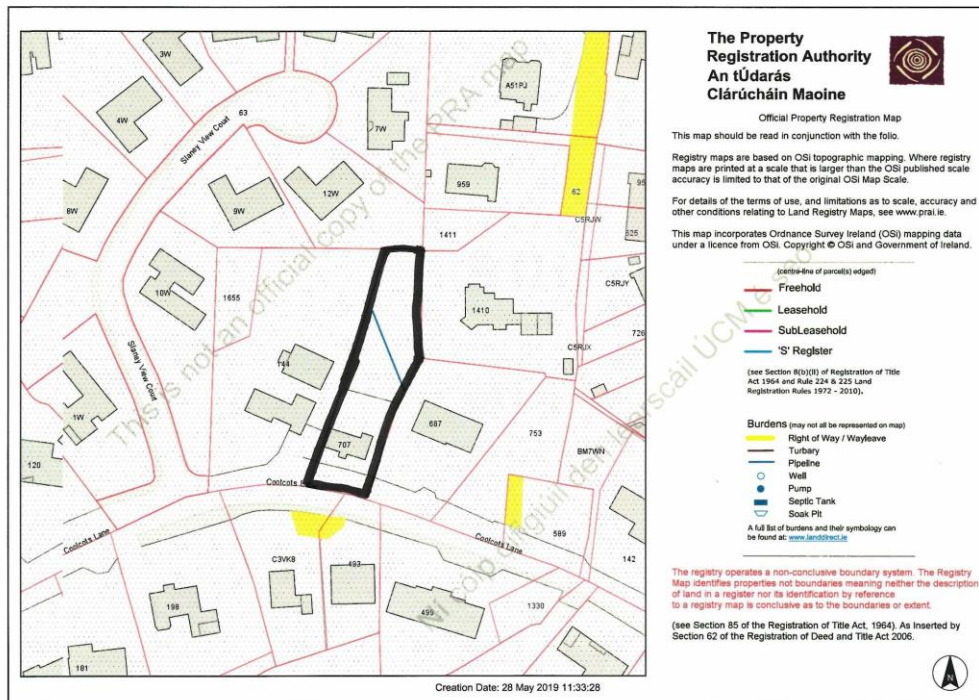
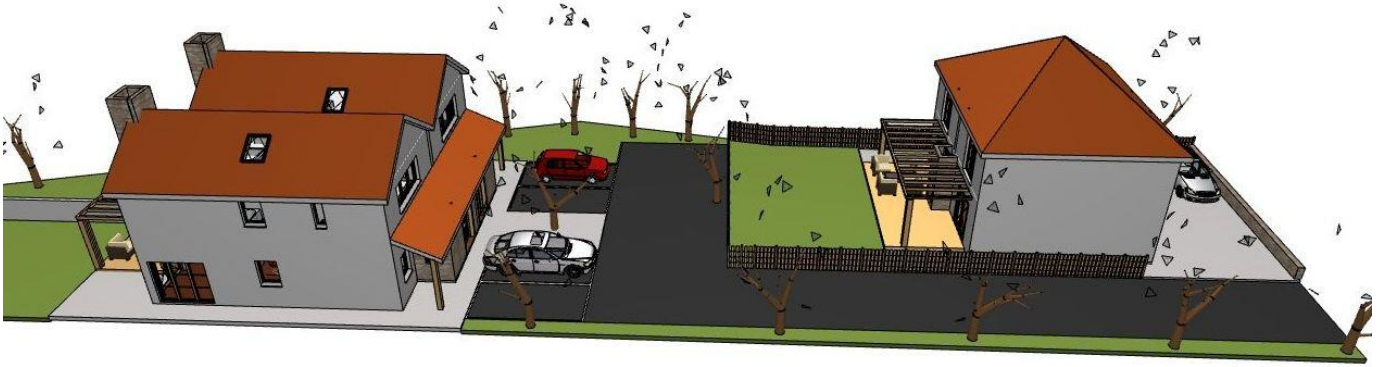
AMV: €150,000

File No. c352.ROD

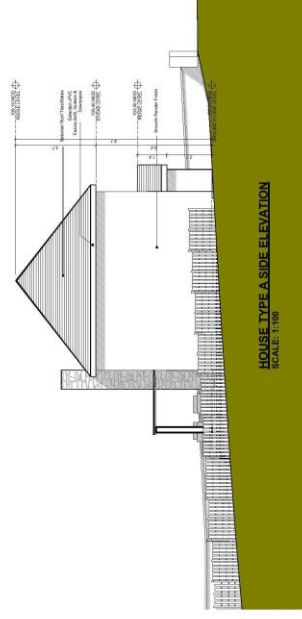
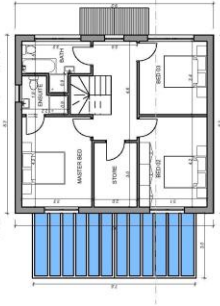
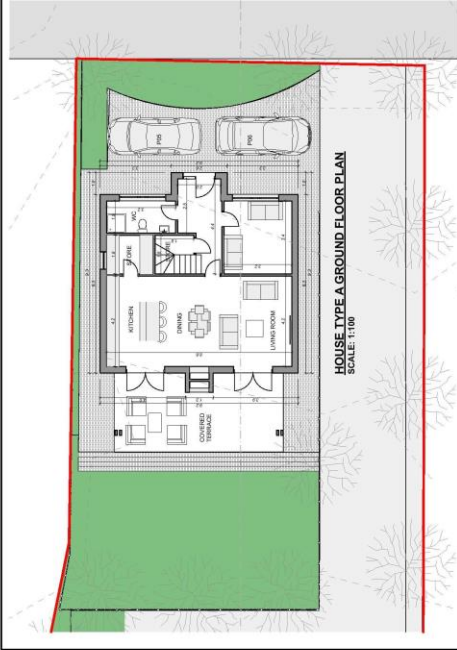


## Residential Development Site Of c. 0.116 Ha / c. 0.287 Acres, Coolcotts Lane, Wexford

- Full Planning Permission for 2 No. three bed semi-detached & 1 No. three bed detached houses.
- Houses extend to c. 114 sq.m. (semi-det.) & c. 138 sq.m. (det.).
- Elevated site with views over Estuary.
- Previous grant of FPP at a higher density of 4 No. units possible, subject to necessary consents.
- Only 400m from Courthouse, 1.4km to North Main Street, with all amenities close at hand.
- F.P.P. granted in April 2015 under planning reg. No. 20150385.
- Directions: From the roundabout at Wexford Court on Belvedere Road, take the third exit. Proceed 400m, property is signposted on right hand side.





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