

DEVELOPMENT SITE

For Sale by Private Treaty

AMV: €1,200,000

File No. c633.CM

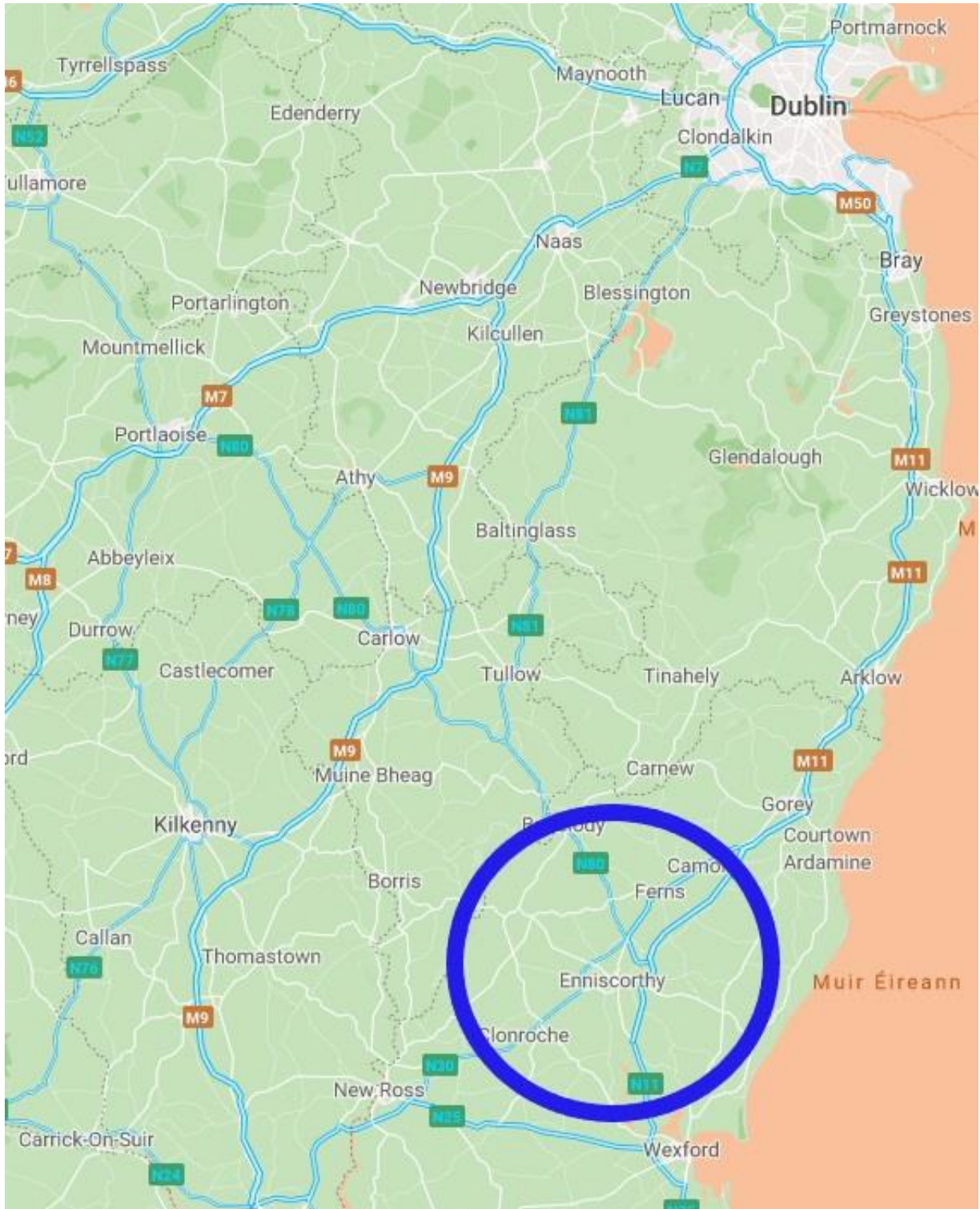


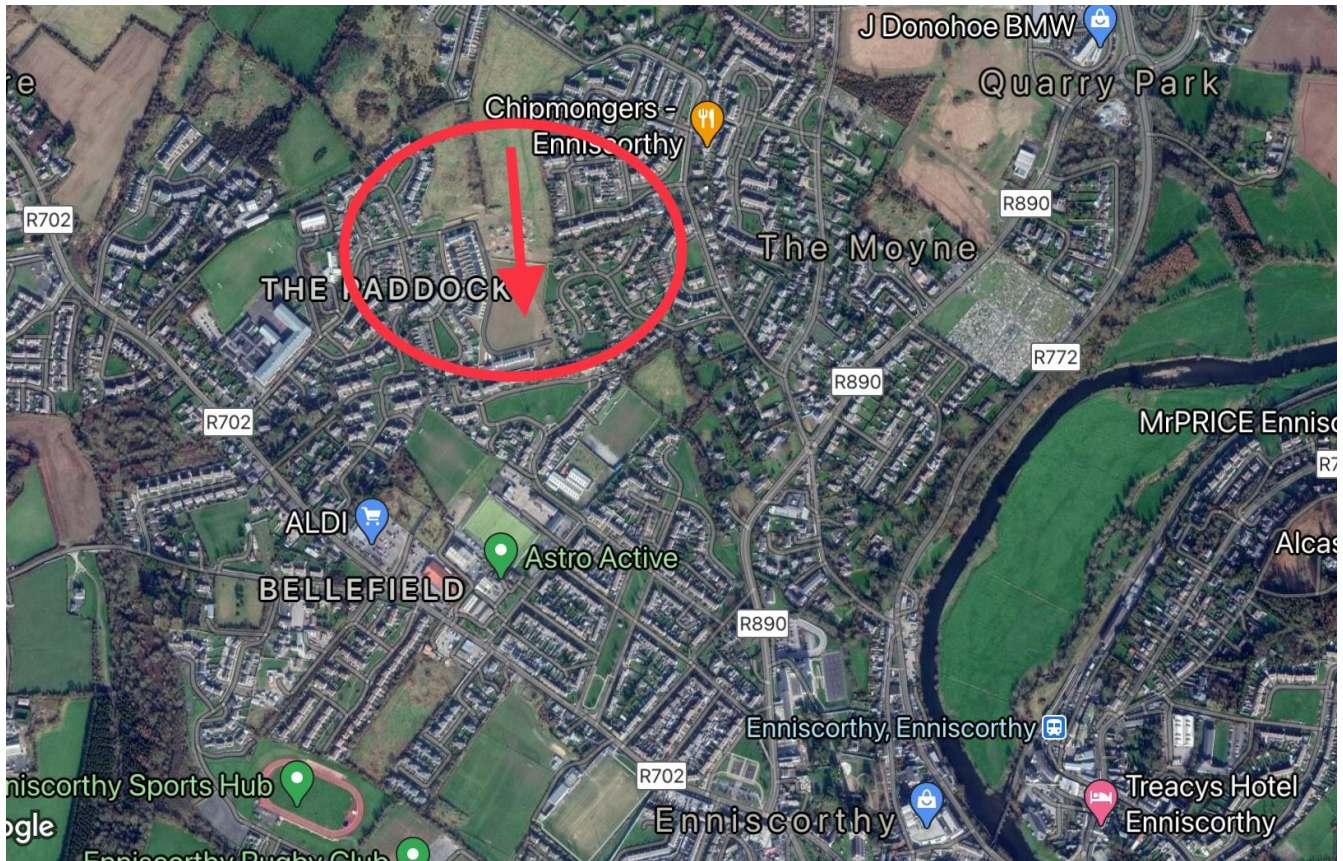
‘Ready to Go’ Site with F.P.P. for 73 Residential Units at Milehouse, Enniscorthy, Co. Wexford

- Excellent development site with full planning permission for 73 residential units, comprising 50 houses, 16 duplex units and 7 apartments.
- A proven location, on the north-western side of Enniscorthy Town.
- Only 5 minutes’ drive from the new M11 Motorway, bringing this area of County Wexford within 1 hours drive of South County Dublin.
- Adjacent to all amenities, within walking distance of supermarkets, leisure amenities, schools and town centre.
- Further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com

Location:

Situated just off the Milehouse Road in Enniscorthy, this superb development site is being offered for sale by private treaty. Adjoining residential developments include Cluain Bui, Madeira Oaks, Westbury Woods, An Glasan, The Paddock, etc. It is situated on the north-western side of Enniscorthy town with easy access to the M11 Motorway. Recently completed improvements in the roads infrastructure has led to increased accessibility and this area of County Wexford is now within 1 hours drive from the M50 in Dublin. Enniscorthy is the second largest town in County Wexford. In the 2016 Census the population of the town and environs was 11,381. Enniscorthy town is located on the picturesque River Slaney and is in close proximity to The Blackstairs Mountains and wonderful 'Blue Flag' beach at Curracloe.





General Description:

The lands are offered for sale with the benefit of full planning permission for 73 residential units. This incorporates 50 no. houses, 16 no. duplex units and 7 no. apartments. It includes a proposed link road to Greenville Lane and associated site works. Much of the roads network within this site have been completed by the vendor. Planning Permission was granted under Planning Reg. No. 20072874 and this planning was subsequently extended for a further 5 years from November 2017. The subject site has good access, is level and regular in shape.

HOUSE TYPE	NO. OF UNITS	DESCRIPTION
Type B	1	4 bed detached (two storey)
Type C	39	3 bed semi (two storey)
Type D	8	3 bed two storey duplex (upper)
Type E/E1	8	2 bed single storey (lower of duplex)
Type F	7	Apartments 2/3 beds
Type H	4	3 bed two storey end terrace
Type K	6	2 bed two storey
TOTAL NO. OF UNITS	73	

Video Overview

For overview video search: Milehouse, Enniscorthy, Co. Wexford



Directions:

In Enniscorthy town proceed out the Milehouse passing Lidl & Aldi supermarkets on the right hand side. Continue for approximately 250m and turn right signposted for Enniscorthy Vocational College. Proceed in here passing Enniscorthy Vocational College on the left hand side, continue through the residential development known as 'The Paddock' and the site is here on the right hand



Kehoe & Assoc.,
Commercial Quay,
Wexford 00353 (0)53 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com

PSRA Registration No.: 002141



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