

FOR SALE

RESIDENTIALLY ZONED

**C. 14.25 ACRES / 5.77 HECTARES AT
CLONARD ROAD, WEXFORD**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

AMV: €1.5m

File No. c678.CM



FOR SALE BY PRIVATE TREATY

- ❖ An excellent parcel of development land – Zoned ‘Residential Medium’
- ❖ Extensive road frontage and dual access – FPP lapsed for 126 residential units.
- ❖ Superb infill development opportunity
- ❖ A proven selling location, close to Wexford Town
- ❖ Contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION

The subject lands are situated directly fronting the Clonard Road, on the western outskirts of Wexford Town. This is a proven selling location with numerous completed residential developments in the immediate vicinity including; Carrig Haven, Ard na Dara, Cluain Dara, Clonard Village, Mount Prospect, Bloomfield, Heathfield, etc. This is a very well regarded residential address, within walking distance of all amenities including primary and secondary schools. Other amenities close by include; supermarkets, retail parks, Woodies DIY, cafes, restaurants, pharmacies, etc. this location is only 10 minutes' walk from the new Loreto Secondary School, Min Ryan Park, Whitford House Hotel and many other amenities both essential and leisure. It is close to Wexford's by-pass road and only 10 minutes driving distance from the new M11 Motorway connection at Oilgate.

LOCATIO MAP



GENERAL DESCRIPTION

This is an excellent parcel of development land, level, with extensive road frontage. This land has dual access, with frontage onto the Clonard Road and separate access from the road adjacent to Wexford Retail Park, close to the entrance to Clonard Village. These lands are Zoned 'Residential Medium' in the Wexford Town & Environs Development Plan 2009-2015 as extended. The subject land previously obtained full planning permission for 126 residential units in November 2010, Planning Ref. No. W2010022. Please note this planning permission has lapsed. Proven selling location, highly accessible and close to Wexford Town Centre. Wexford is an expanding, thriving provincial town with high levels of demand for residential property.

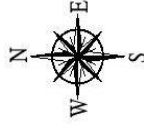
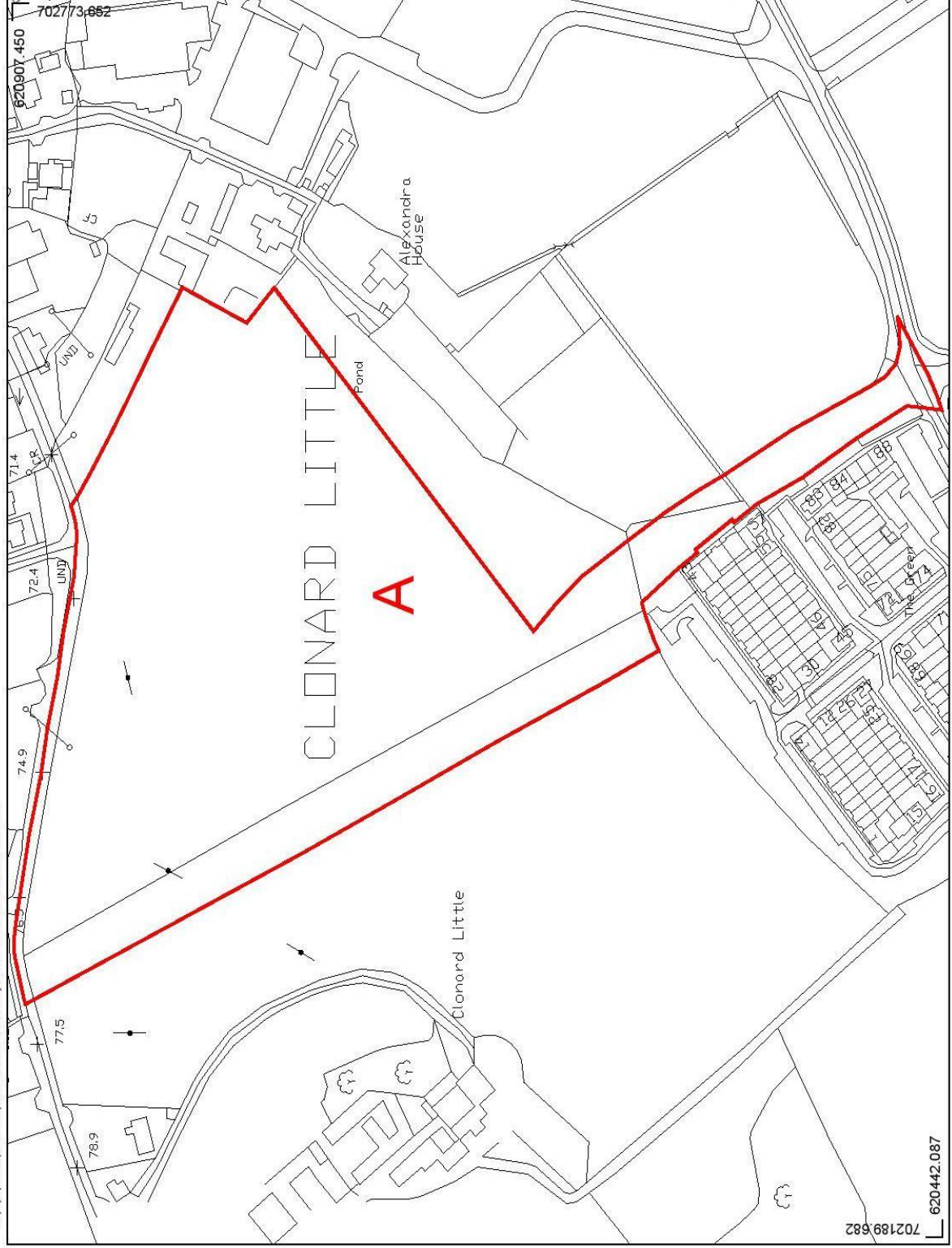
DIRECTIONS

In Wexford Town proceed out passing Wexford GAA Park on the left hand side. Continue along the Clonard Road passing Newline Store / Circle K on the left hand side. The land for sale is 100m on the left hand side, directly opposite the entrance to Carrig Haven (For Sale board). Please note there is a second access to the land adjacent to the entrance to Clonard Village, close to Wexford Retail Park.



LAND REGISTRY COMPLIANT

Maps prepared & printed with permission of Ordnance Survey Ireland under Licence number: CYA15900696



Map Herein outlined in red referred to:

Clonard Little,
Wexford Town,
Co. Wexford

I hereby certify:

1. The area edged in Red and marked with the letter "A" is approx. 14.251ac / 5.770ha.
2. The area edged in Red and marked "A" is the registered Folio WX61909F.

Signed: Rob Healy
B.Sc. Construction Mgmt. MIEI
Dated the 23rd day of March 2021



ROB HEALY & ASSOCIATES
LAND SURVEYING & ENGINEERING SERVICES

Unit 11 Woodpark Business Park, Clonard, Wexford
Email: info@robhealy.ie
Tel: (0530) 300200



DRAWING TITLE:

Land Registry Compliant Map

SCALE:

1:2500 @ A4

DATE:

23rd March 2021

DRWN BY:

RH

620442.087

702189.682

Property Details

> Back

| | |
|---------------------------------------|----------------|
| Folio Number | WX61909F |
| Title Level | Freehold |
| Plan Number | DJQ70 |
| Property Number | 2 |
| Area of selected plans | 5.76 hectares. |
| Number of Plans on this folio: | 3 |
| Address | Not Available |

[View Folio PDF](#)
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Burdens: Right of Way on Folio WX61909F, Property 2

*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

[Print Current View](#)

Help

Please Note

Your current balance is €15

CONTACT:
Kehoe & Assoc.
Commercial Quay,
Wexford
Tel: 053 9144393
Email: sales@kehoeproperty.com

PSRA No. 002141



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm.