

# FOR SALE

# PRIME DEVELOPMENT LAND

AMV: €3.5m

File No. 8364.CM



## c. 27 Acres / 10.9 Hectares of Prime Development Land Newtown Road, Wexford

- Landmark parcel of development land, directly fronting this important arterial route to Wexford Town.
- Zoned 'Medium Residential' under the current Wexford Development Plan. (Small portion zoned mixed use/commercial)
- Pivotal position, opposite Wexford Racecourse, adjacent to Aldi, Wexford General Hospital, Department of Environment, Wexford County Council Offices, etc.
- For further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393.





**Location:** This prime parcel of development land enjoys a strategic location, directly fronting Newtown Road, opposite Wexford Racecourse, on one of the most important arterial access routes into Wexford Town. All amenities are close by – it is adjacent to the Aldi Supermarket, Wexford General Hospital, Department of Environment Offices and Wexford County Council. This a perfect situation to provide residential homes into the Wexford Town market.

Wexford is the county town with an urban population in the region of 20,000 people (Source: CSO Census 2016).

This development site is only 10 minutes' drive from the M11 Motorway and only 1 hour and 30 minutes' drive south of Dublin.

**Description:** The subject lands are Zoned 'Residential Medium' under the current Wexford town & Environs Development Plan. A portion, adjoining the public road is zoned mixed use/commercial. There is good access and good road frontage. This is an excellent development opportunity and enjoys a prime position. There are wonderful views along the Slaney Estuary and Wexford Harbour. All local services are available in Wexford Town. There are 5 secondary schools and a choice of primary schools. Wexford Town itself has a bustling retail core with a wide variety of supermarkets, boutiques, restaurants, etc.

**Video:** On YouTube search: Lands at Newtown Road, Wexford





## Directions:

From Wexford Town proceed out the Newtown Road passing Wexford General Hospital on the right hand side. Proceed for approximately 300m passing Aldi Supermarket on the right. The land for sale is approximately 200m further on the right. (For Sale Sign)



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