

FOR SALE

Exceptional Site By Private Treaty

AMV: €70,000

File No. c839.CWM



c. 1 Acre / 0.41 Hectares at Ballindinas, Barntown, Co. Wexford.

- **Stunning River Slaney water views from this elevated site.**
- **Approximately 5km from Wexford town.**
- **Panoramic views over Wexford Countryside and River Slaney.**
- **Truly unique and a much sought-after location.**
- **Subject to planning applicants must provide proof of residency in local area for a min of 5yrs or birth.**



**Kehoe
& ASSOC.**

c. 1 Acre Site at Ballindinas, Barntown

Location:

This c. 1 acre is located in a stunning position on Ballindinas, Barntown, Co. Wexford. Folio WX16810F. There are wonderful views of the River Slaney and Mountains reaching to Mount Lenister. It is within 5km distance of Wexford town centre and walking distance to Barntown Village. It is positioned only 1km from the N25 providing superb access to all major routes to Waterford, Cork, Rosslare Harbour and also the M11 Motorway connection to Dublin. Just over 1 hours' drive from South County Dublin.

General:

Extending to c. 1 acre / 0.41 hectares, this is a truly unique opportunity to acquire a stunning property close to Carrigfoyle Tracks and Forth Mountain walks. This location is close to the renowned 'blue Flag' beaches at Rosslare and Curraclloe.

Local amenities at Barntown village include; primary school, hotels, church, post office, Londis Supermarket, pubs, Super Macs & Pap Jones fast-food, etc. There are wonderful views looking out to the River Slaney and the Wexford countryside. As you stand on the site most of County Wexford is visible from this elevated point. There is extensive road frontage. Please note there was a successful application for a proposed bungalow dwelling and associated works in the 90's which has lapsed. An application made in 2019 has an extensive site suitability test completed.

Please Note:

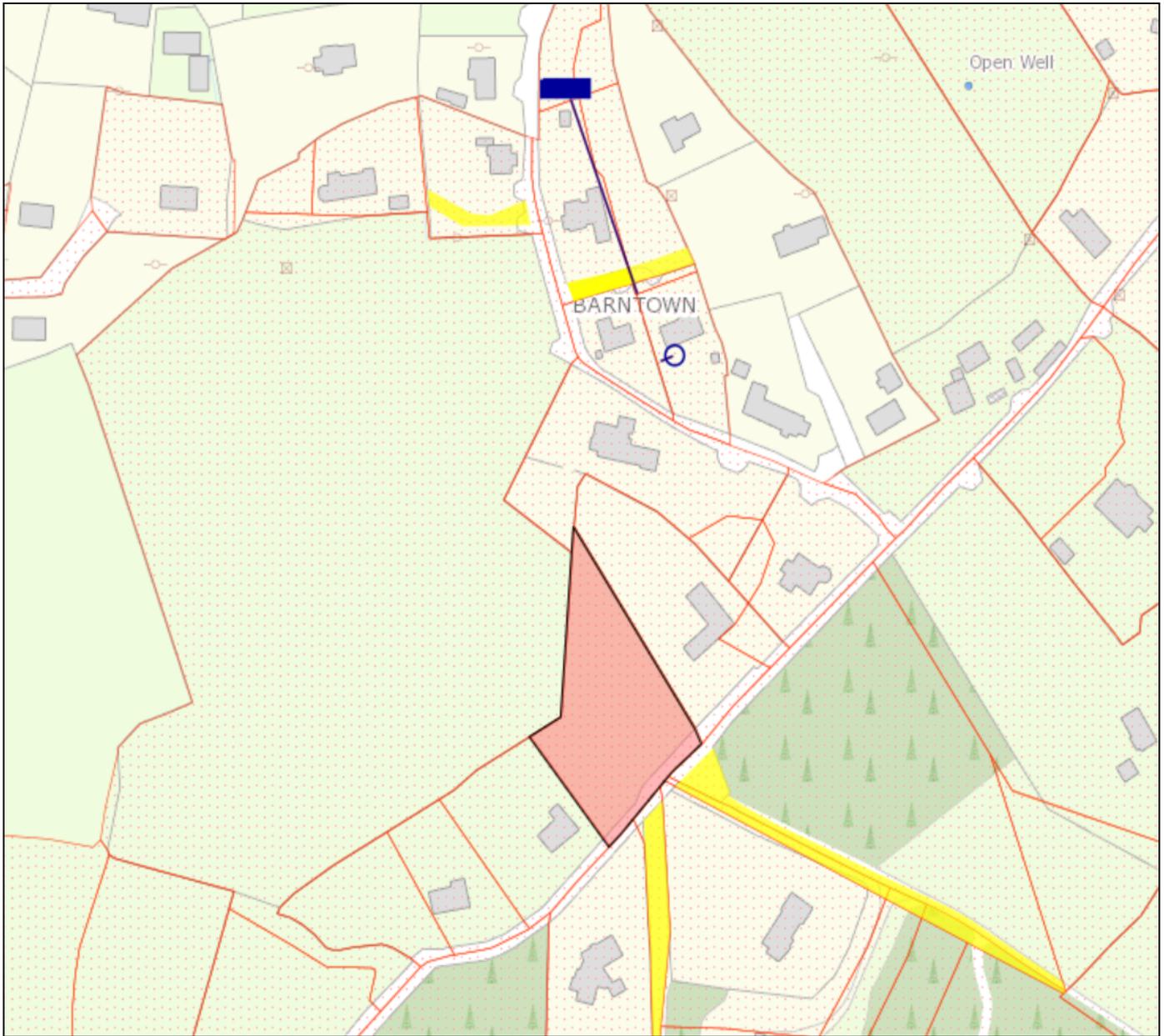
This property is optioned for sale subject to planning permission for the party applicant who meets the criteria defined as a "local rural person" i.e. someone who was born or has lived for a minimum period of five years in the "local rural area".

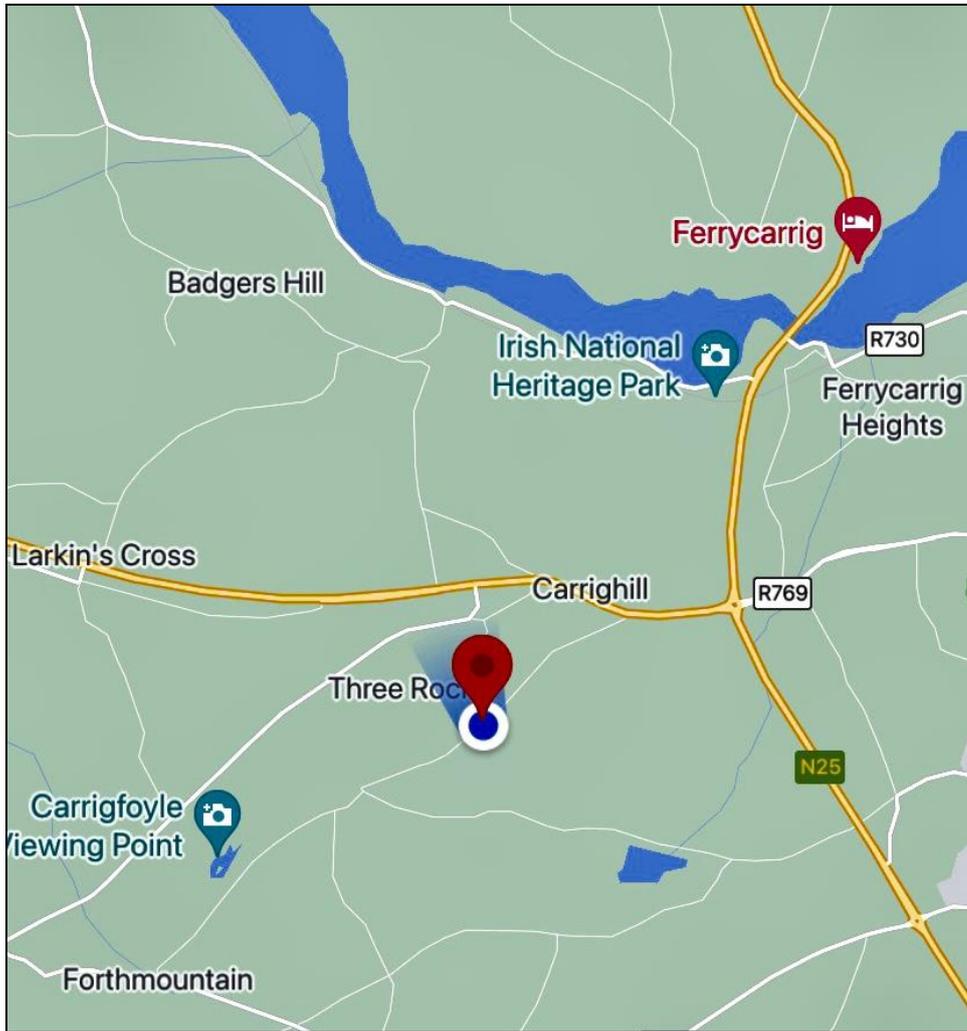
Price on application and all applications can be emailed to catriona@kehoeproperty.com



DIRECTIONS:

From Wexford proceed out the Newtown Road R769. At the New Ross road roundabout (at the Maldron Hotel), take the second exit onto the N25. In 600mtrs turn left and the site for sale is approximately 900mtrs up here on the right-hand side (For Sale boards)





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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. PRSA No. 002141