

FOR SALE

AMV: €85,000

File No. d388.CWM



No. 35 Hill Street, Wexford

- End-of-terraced property in the heart of Wexford town, walking distance to all amenities.
- Planning granted in 2022 for a 3 bed two storey property. Application 20221388
- The completed property will extend to c. 80.65 sq.m. / 868 sq.ft.
- Accommodation of finished unit will comprise of an entrance hall, living room, guest w.c., kitchen on the ground floor, with double doors leading to the rear patio courtyard. Upstairs three bedrooms & bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

GENERAL DESCRIPTION: An incredible opportunity to acquire an end-of-terrace property with granted planning permission to develop in the heart of Wexford town. The main street is a few minutes' walk away with all imaginable amenities on the doorstep.

Planning was granted in 2022 to carry out the following works at 35 Hill Street.

Planning No. 20221388.

Permission for the erection of a two storey domestic extension to the rear. This affects the protected structure NIAH No. 15502055.

The property today is vacant over two years and eligible for Vacant Property Refurbishment Grant, this grant is a payment you can get if you are turning a vacant house or building into your permanent home. Up to €50,000 is available for eligible applicants. Note to qualify for the grant at 35 Hill Street, you must live in the property as your principal private residence. This grant is not available to developers/undertakings or applicants who want to rent out the property. The full framework and eligibility criteria can be found here: gov.ie - Vacant Property Refurbishment Grant (www.gov.ie)

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



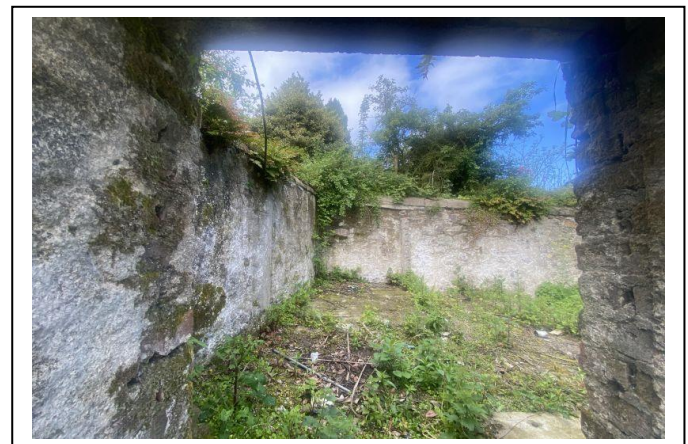
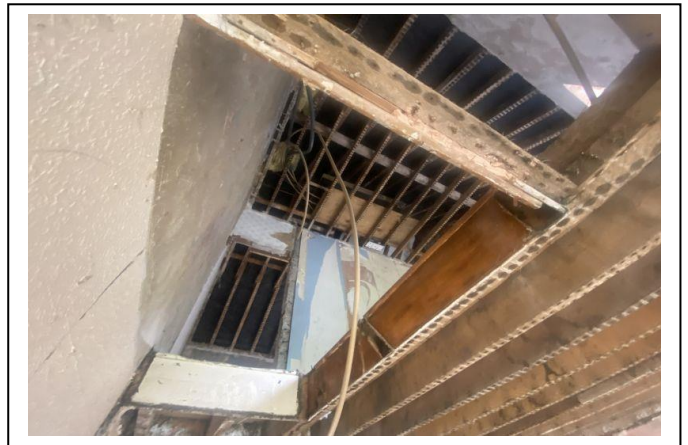
Features

- 3-bedroom property
- Heart of Wexford town
- Planning number: 20221388
- 80.65 sq.m. / 868 sq.ft. building when completed

Services

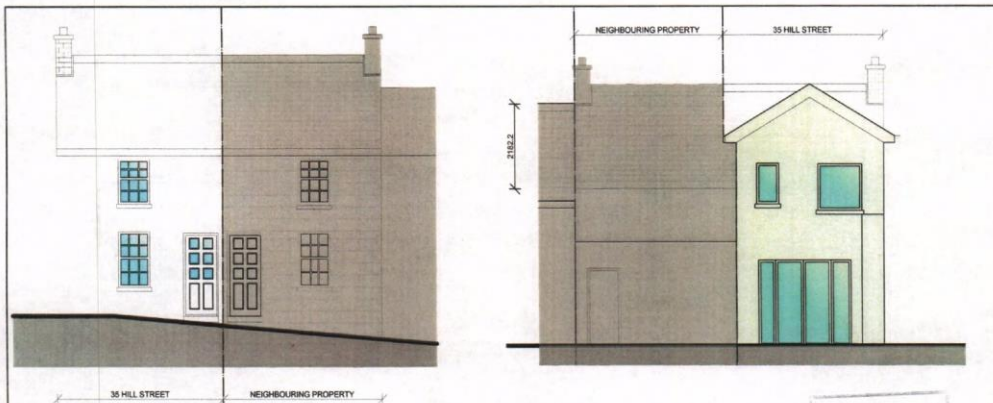
- Mains water
- Mains Drainage
- Mains electricity
- Fibre Broadband available

DIRECTIONS: . Eircode: Y35 W32D





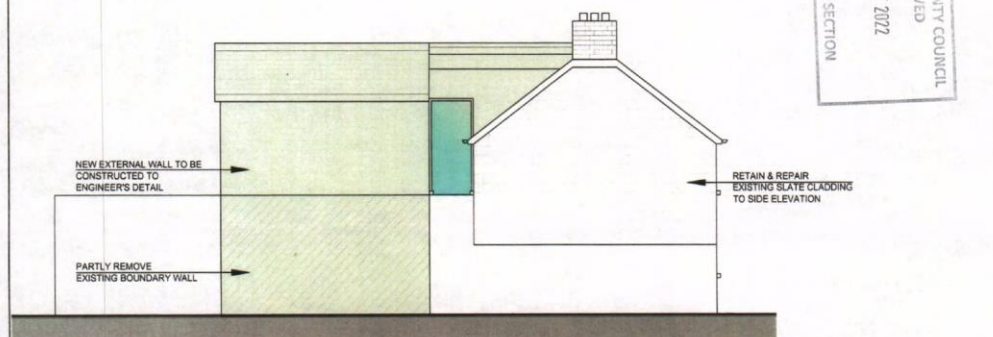
20221388



No P3 STREET ELEVATION PLANNING SCALE 1:100

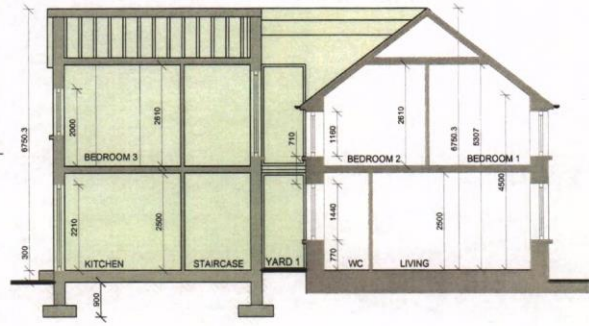
No P3 BACK YARD ELEVATION PLANNING SCALE 1:100

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No P3 SIDE ELEVATION PLANNING SCALE 1:100

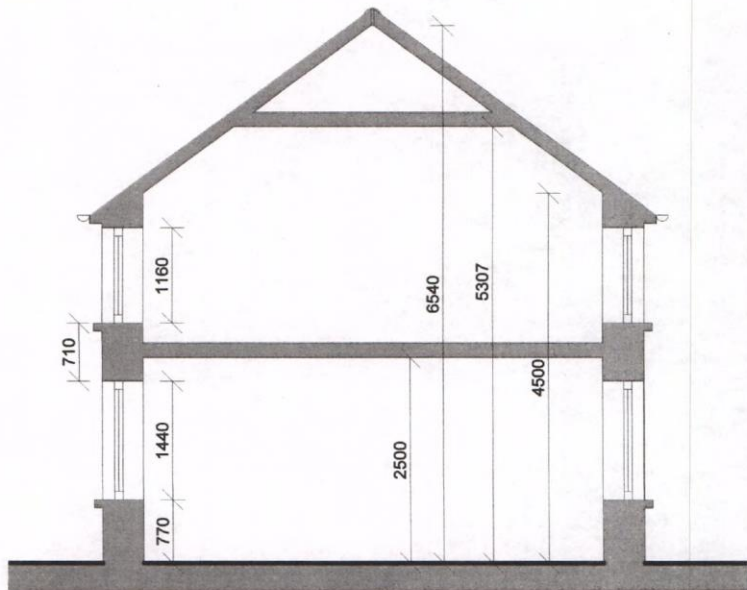
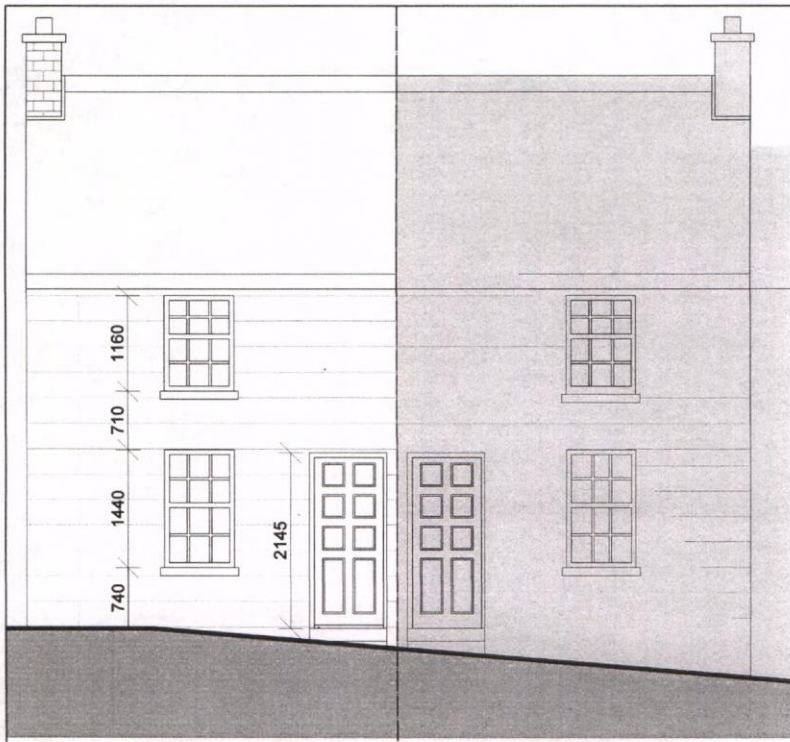
No P3 TYPICAL SECTION PLANNING SCALE 1:100



Legend:
 PROPOSED NEW highlighted in green

<p>GARY MORRIS BUILDING SURVEYING & DESIGN BEAVIEW, FORTH MOUNTAIN WEXFORD Ph: 053 9004264 M: 087 2885747 E: INFO@GARYMORRIS.IE</p>	<p>PLANNING</p> <p>PROJECT 35 HILL STREET, WEXFORD</p> <p>TITLE ELEVATIONS & TYPICAL SECTION</p> <p>JOB No: 2022_08_D MACKEN SCALE: 1:100 @ A3 DATE: SEPTEMBER 2022 DESIGNED BY: GM DRAWN BY: MS</p> <p><small>This drawing is the property of Gary Morris, Building Survey & Design (via Carvel Consultants Ltd). Copyright is reserved by them and this drawing is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without the prior consent in writing of Gary Morris, Building Survey & Design. This drawing is not to be treated for the purposes of setting-out. Dimensions to be checked on site and verified prior to commencing. Gary Morris, Building Survey & Design are notified immediately of any discrepancies.</small></p>	<p>DRAWING No: P3 REV: 01</p> <p>CLIENT: DERMOT MACKEN LOCATION: Y35 W32D</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>AMENDMENTS</th> <th>BY</th> <th>CHK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	AMENDMENTS	BY	CHK	DATE					
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<p>20221388</p>	<p>18 OCT 2022</p>	<p>WEXFORD COUNTY COUNCIL</p>											

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EXISTING

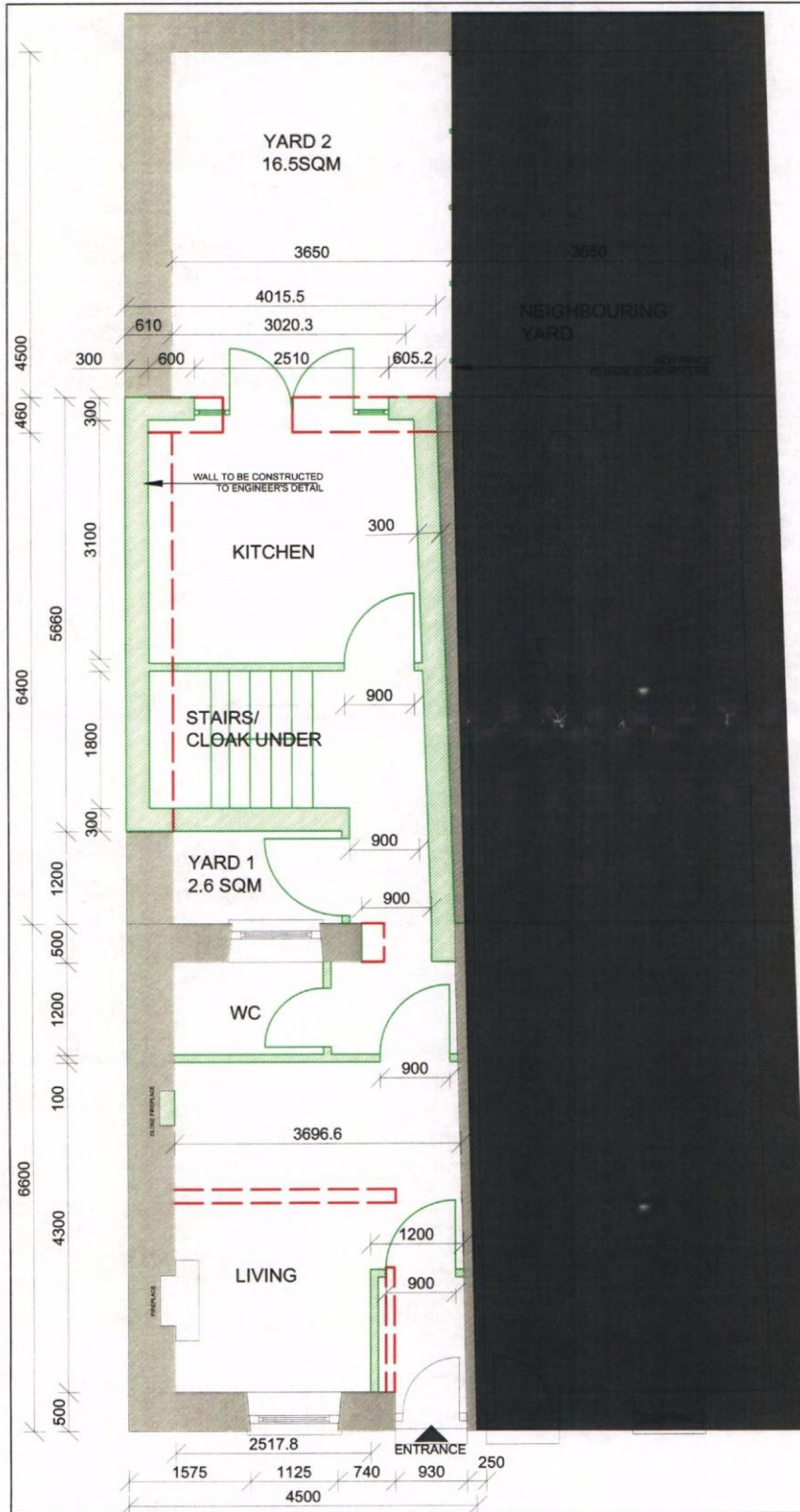
PROJECT: 35 HILL STREET, WEXFORD
 TITLE: FRONT ELEVATION & TYPICAL SECTION- SURVEY
 JOB NO: 2022_08. D MACKEN
 SCALE: 1:50 @A3
 DATE: JULY 2022

DRAWING NO: REV
E2
 PD E
 CLIENT: DERMOT MACKEN
 LOCATION: Y35 W32D
 DESIGNED BY: MS
 DRAWN BY: MS

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REV	AMENDMENTS	BY	CHK	DATE

20221388



Legend:

PROPOSED NEW highlighted in green	
PROPOSED DEMOLITION highlighted in dashed red	

GROUND FLOOR AREA:
40.3m²

Existing 21m²
Proposed 19m²



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PLANNING SECTION

REV	AMENDMENTS	BY	CHK	DATE

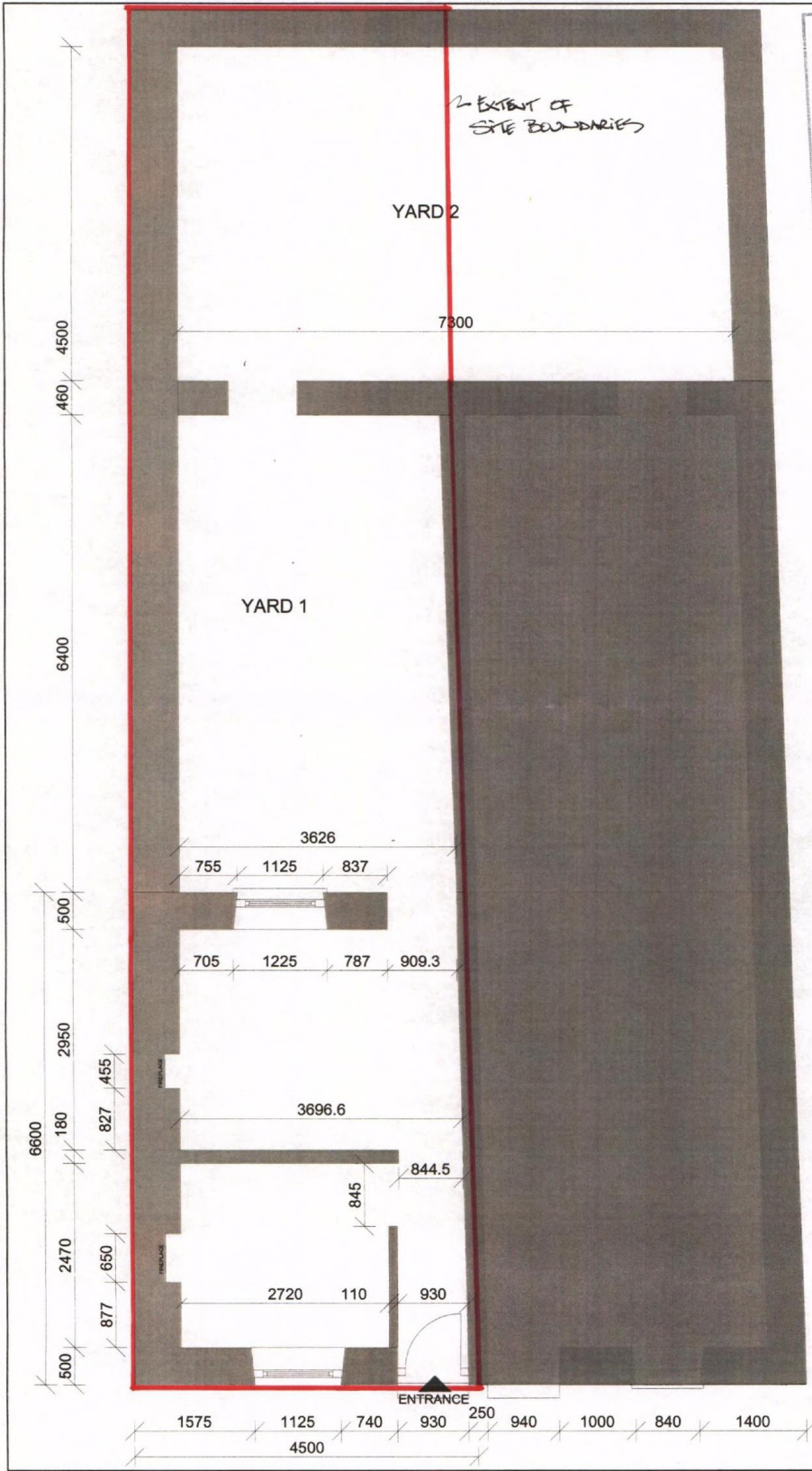
PLANNING

PROJECT: 35 HILL STREET, WEXFORD
CLIENT: DERMOT MACKEN
DESIGNED BY: VYB W32D
DRAWN BY: MS
DATE: SEPTEMBER 2022
SCALE: 1:50 @ A3
JOB NO: 2022_08_D MACKEN
DATE: SEPTEMBER 2022
GM

GROUND FLOOR

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REV/ AMENDMENTS	BY	CHK	DATE

EXISTING

DRAWING NO: **E1**
 PD
 CLIENT: **DERMOT MACKEN**
 LOCATION: **Y35 W22D**
 DESIGNED BY: **MS**
 DATE: **JULY 2022**
 SCALE: **1:50 @ A3**

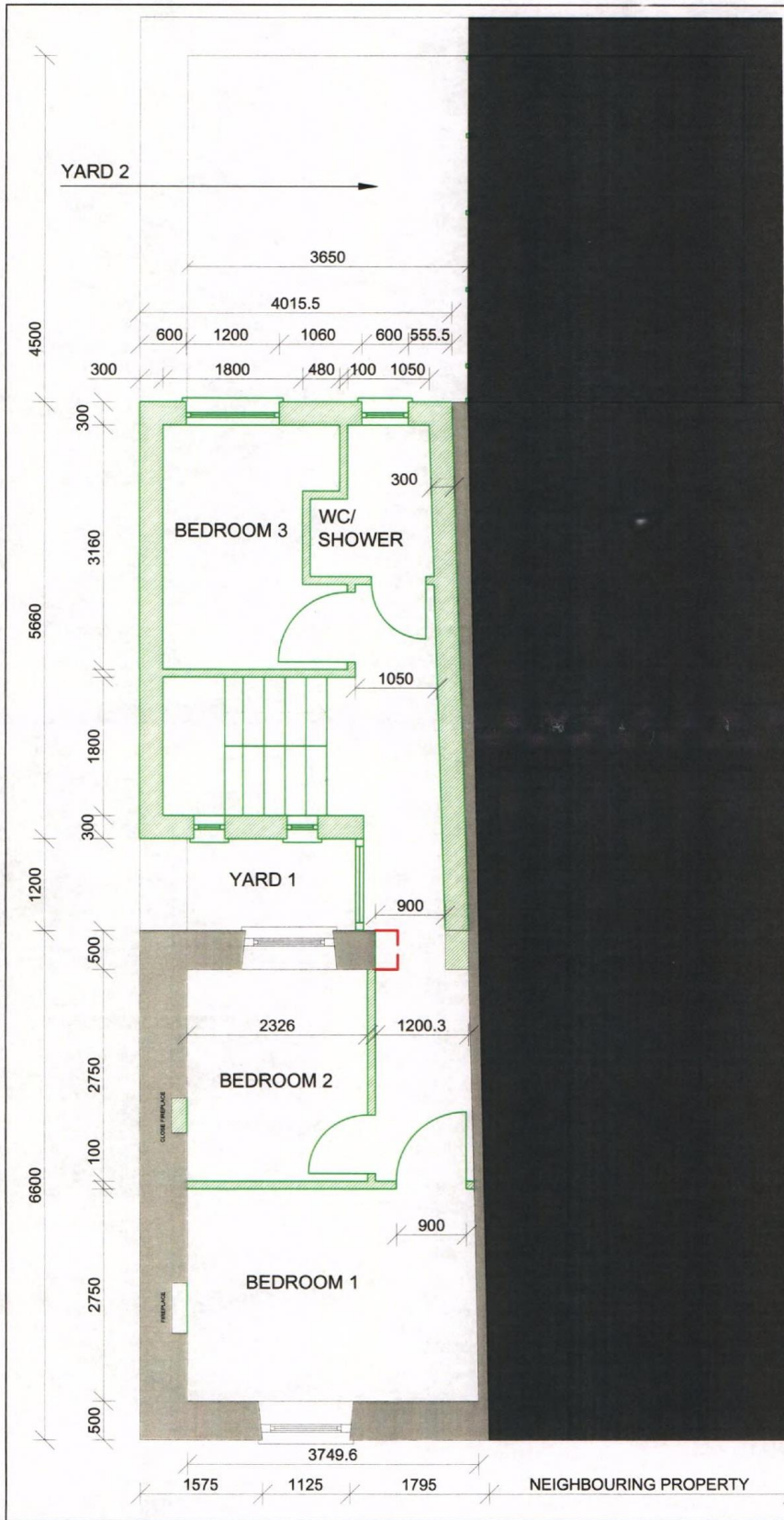
PROJECT: **36 HILL STREET, WEXFORD**
 TITLE: **GROUND FLOOR - SURVEY**
 JOB NO: **2022.08. D MACKEN**

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 & DESIGN

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20221388



Legend:
 PROPOSED NEW highlighted in green
 PROPOSED DEMOLITION highlighted in dashed red

FIRST FLOOR AREA:
 40.35m²

EXISTING 21M²
 PROPOSED 19M²



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REV	AMENDMENTS	BY	CHK	DATE

PLANNING
 PROJECT: 35 HILL STREET, WEXFORD
 CLIENT: DERMOT MACKEN
 LOCATION: Y35 W20D
 DRAWING NO: P2
 DATE: SEPTEMBER 2022
 SCALE: 1:50 @ A3
 DESIGNED BY: GM
 CHECKED BY: MS
 DRAWN BY: MS

BEAUFORT MOUNTAIN
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Legend:

- Site boundary highlighted red
- Site Notice highlighted blue
- PROPOSED NEW highlighted in green



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SITE AREA: 0.007HA



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PLANNING

PROJECT: 35 HILL STREET, WEXFORD
TITLE: SITE LAYOUT OUT PLAN
JOB No: 2022_08_D MACKEN
SCALE: 1:200 @ A3
DATE: SEPTEMBER 2022

DRAWING No: P0
REV: P ■ E □
CLIENT: DERMOT MACKEN
LOCATION: Y35 W32D
DESIGNED BY: GM
DRAWN BY: MS

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REV	AMENDMENTS	BY	CHK	DATE



Building Energy Rating (BER): G BER No. 113620116
Energy Performance Indicator: 1673.73 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent
CATRIONA MURPHY
087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,
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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