

# 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](http://gov.ie) - Vacant Property Refurbishment Grant ([www.gov.ie](http://www.gov.ie))

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



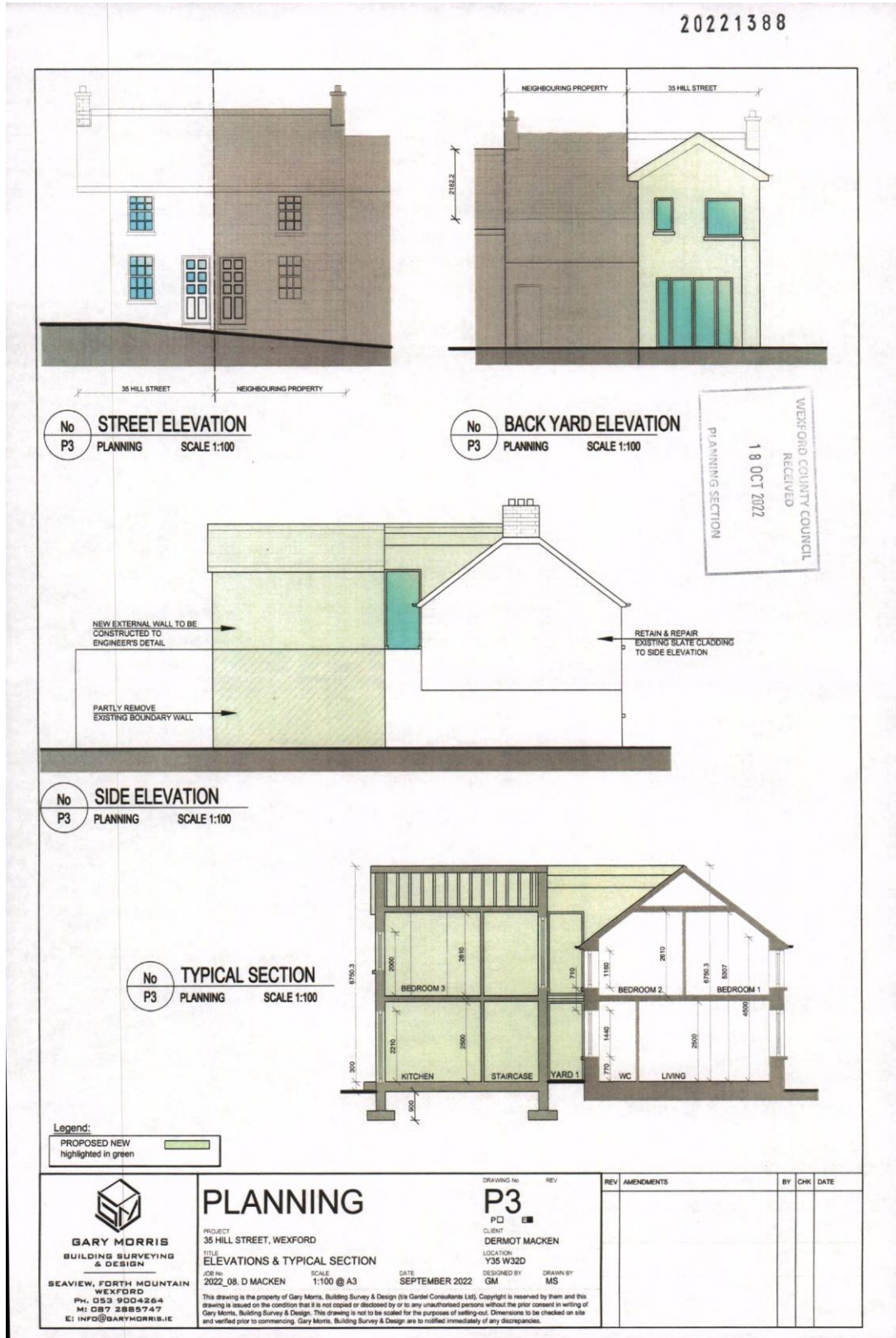
## Features

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

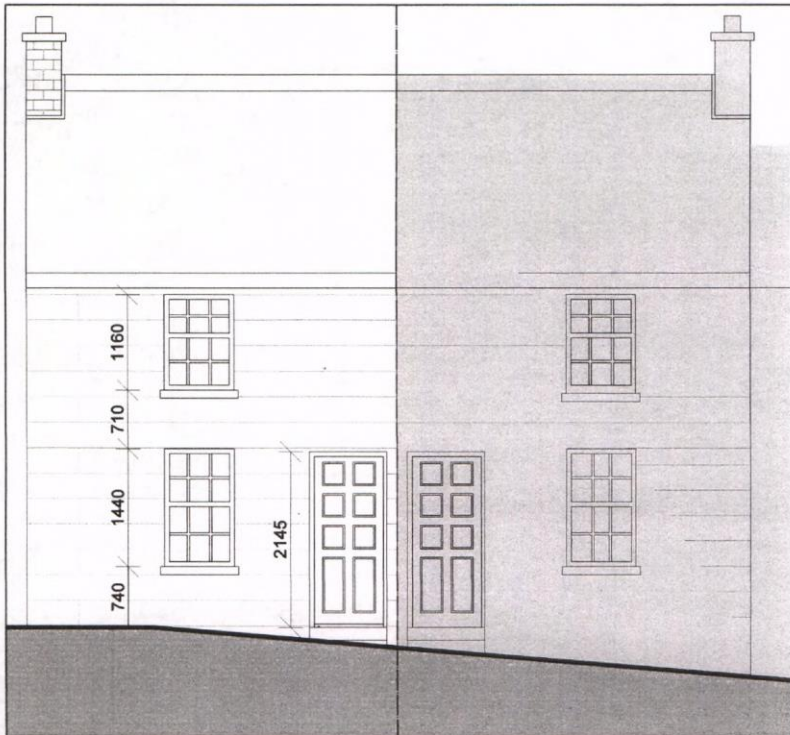
## Services

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

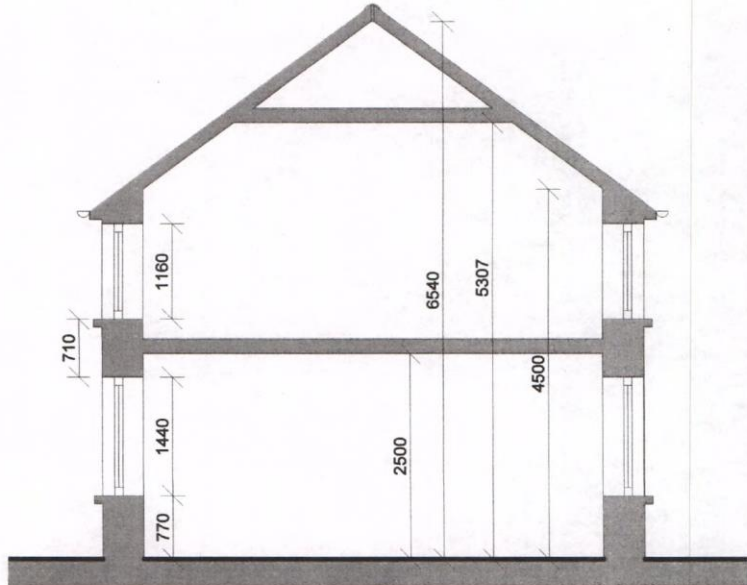
**DIRECTIONS:** . Eircode: Y35 W32D



20221388  
 WEXFORD COUNTY COUNCIL  
 RECEIVED  
 18 OCT 2022  
 PLANNING SECTION



35 HILL STREET      NEIGHBOURING PROPERTY



**GARY MORRIS**  
 BUILDING SURVEYING  
 & DESIGN  
 SEAVIEW, FORTH MOUNTAIN  
 WEXFORD  
 PH: 053 9004264  
 M: 087 2885747  
 E: INFO@GARYMORRIS.IE

**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

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DRAWING NO  
**E2**

REV  
 PD E

CLIENT  
 DERMOT MACKEN

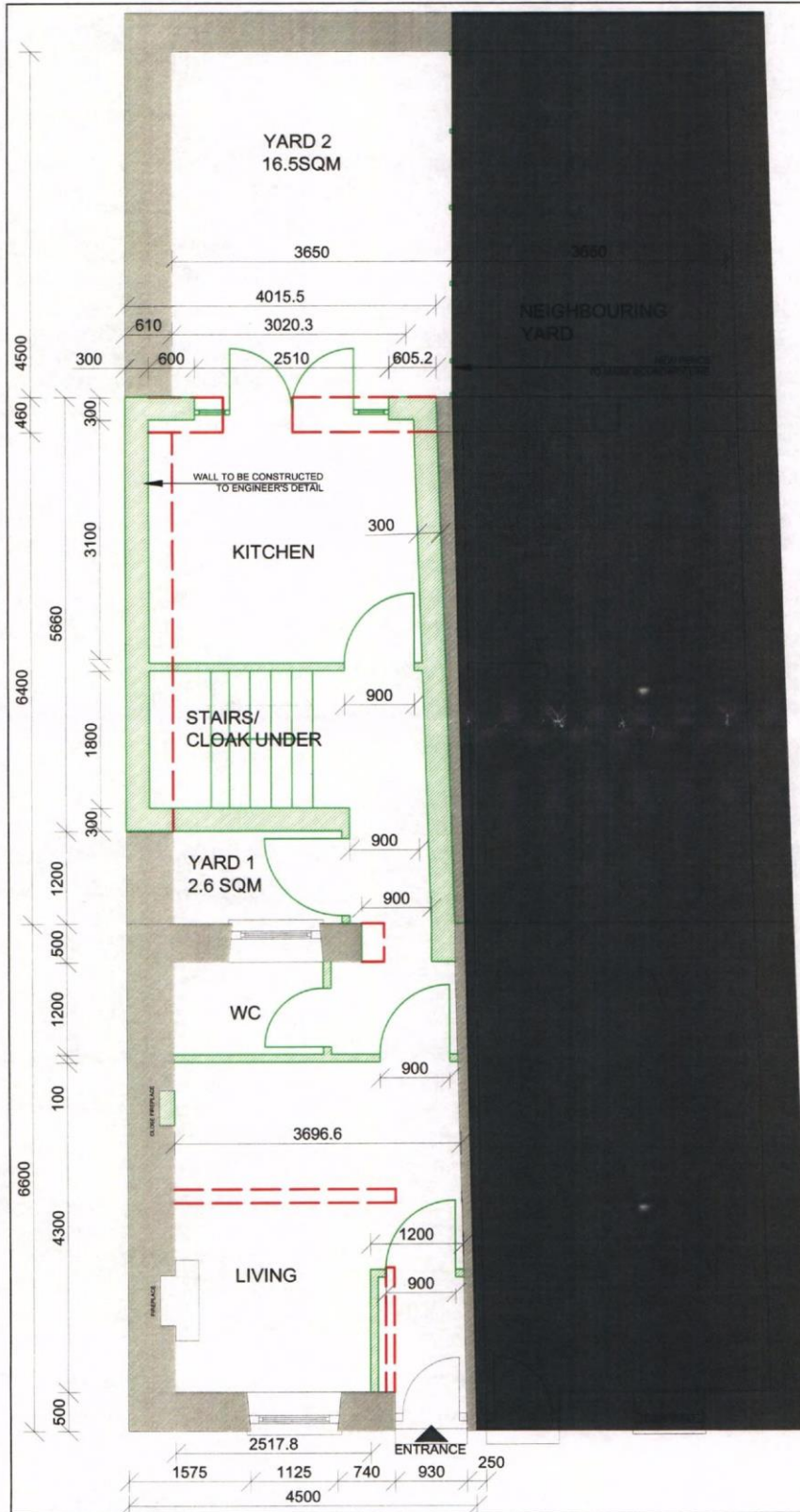
LOCATION  
 Y35 W32D

DESIGNED BY  
 MS

DRAWN BY  
 MS

REV	AMENDMENTS	BY	CHK	DATE

20221388



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

**GROUND FLOOR AREA:**  
 40.3m<sup>2</sup>

Existing 21m<sup>2</sup>  
 Proposed 19m<sup>2</sup>



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 PLANNING SECTION

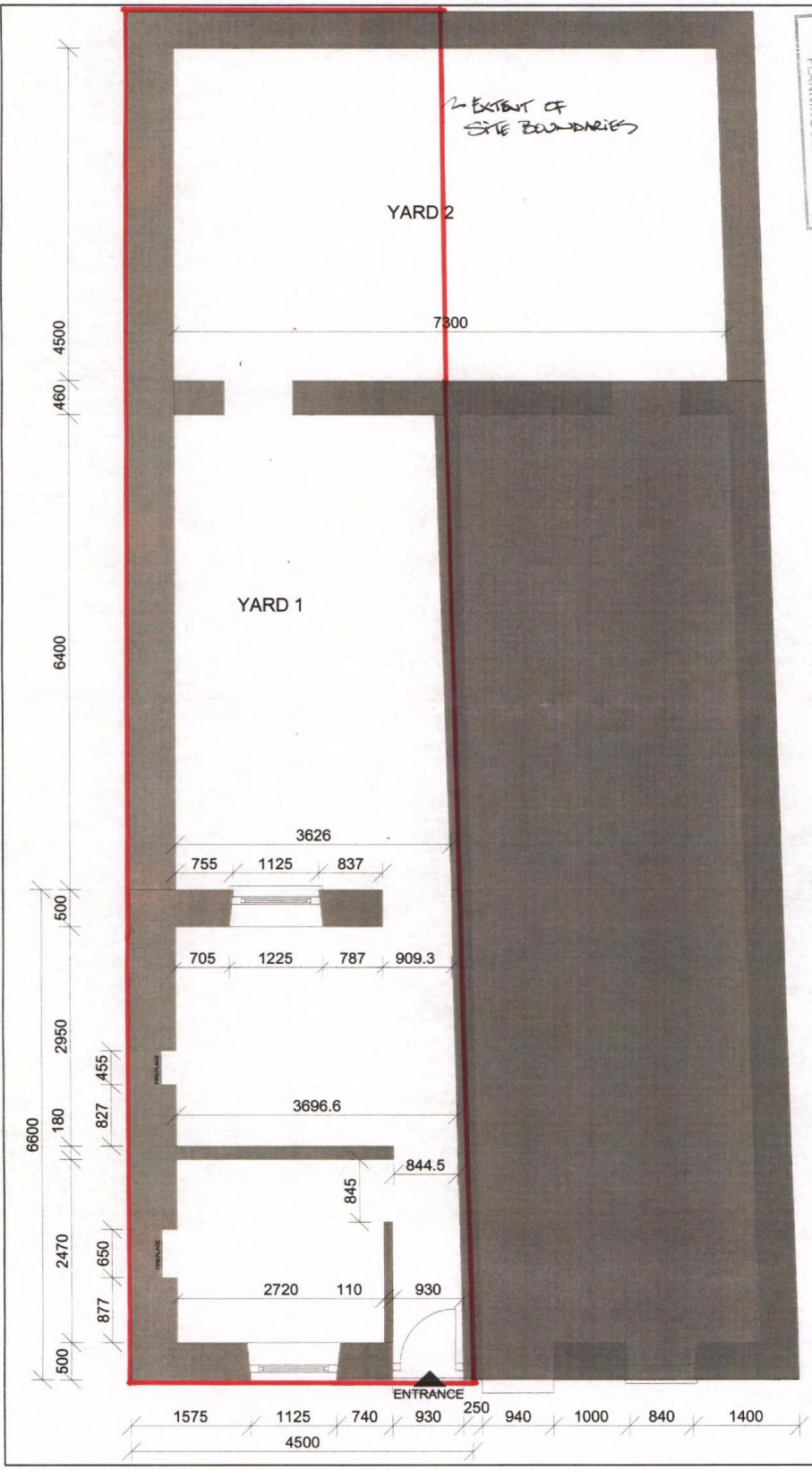
REV	AMENDMENTS	BY	CHK	DATE

**PLANNING**

DRAWING NO: **P1**  
 CLIENT: **DERMOT MACKEN**  
 PROJECT: **36 HILL STREET, WEXFORD**  
 DATE: **SEPTEMBER 2022**  
 SCALE: **1:50 @ A3**  
 DRAWN BY: **MS**  
 DESIGNED BY: **GM**  
 PROJECT NO: **2022\_08\_D MACKEN**  
 TITLE: **GROUND FLOOR**

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**GARY MORRIS**  
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REV	AMENDMENTS	BY	CHK	DATE

DRAWING No: **E1**  
 PROJECT: **35 HILL STREET, WEXFORD**  
 CLIENT: **DERMOT MACKEN**  
 LOCATION: **Y35.W32D**  
 DATE: **JULY 2022**  
 DESIGNED BY: **MS**  
 DRAWN BY: **MS**

**EXISTING**

**GARY MORRIS BUILDING SURVEYING & DESIGN**

SCALE: 1:50 @ A3

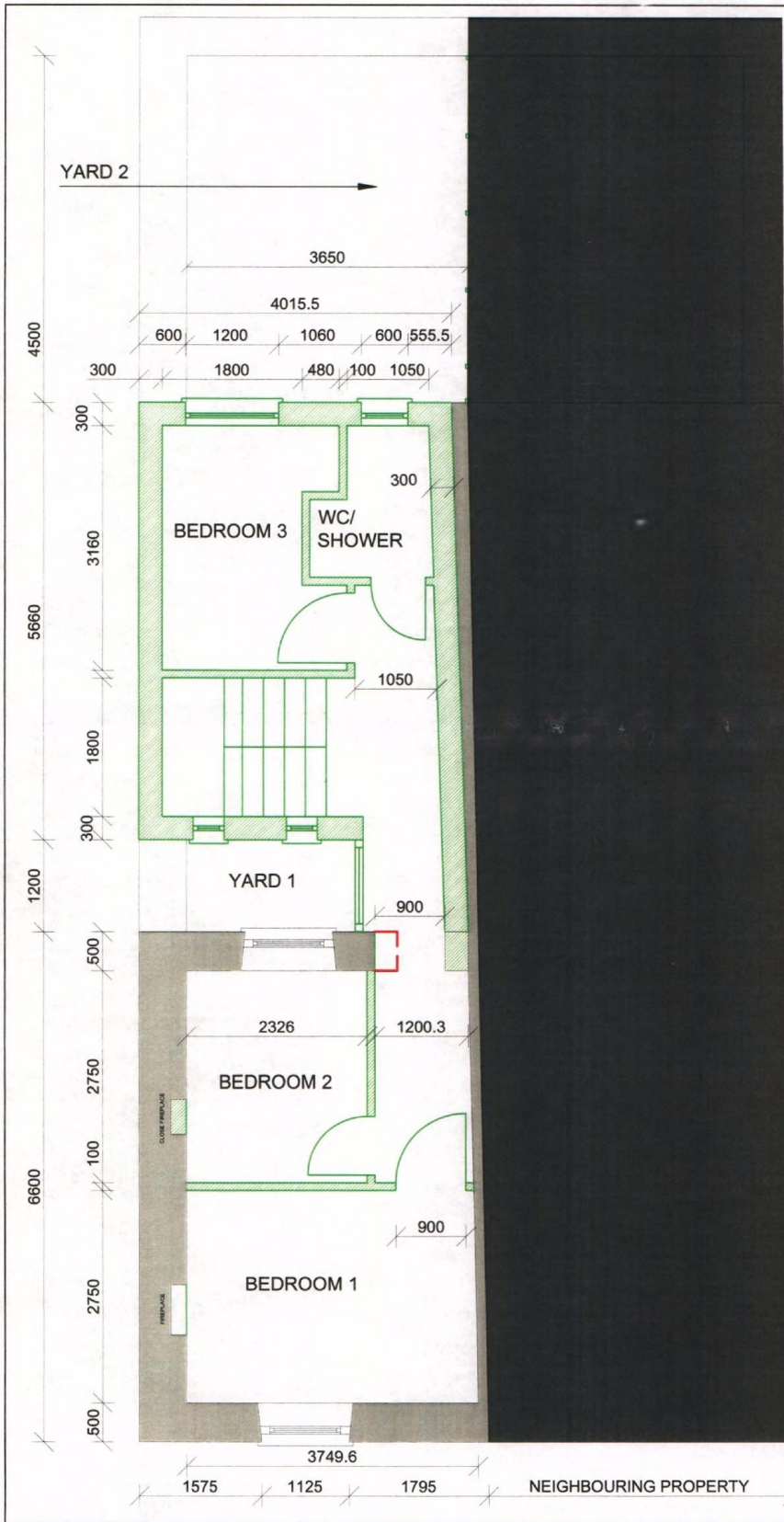
JOE No: 2022.08.D.MACKEN

BEAVIEW, FORTH MOUNTAIN

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20221388



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

**FIRST FLOOR AREA: 40.35m<sup>2</sup>**  
 EXISTING 21M<sup>2</sup>  
 PROPOSED 19M<sup>2</sup>

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 PLANNING SECTION

REV	AMENDMENTS	BY	CHK	DATE

**PLANNING**

**DRAWING No. P2**  
**PROJECT:** 35 HILL STREET, WEXFORD  
**CLIENT:** DERMOT MACKEN  
**LOCATION:** Y35 W20D  
**DATE:** SEPTEMBER 2022  
**SCALE:** 1:50 @ A3  
**TITLE:** FIRST FLOOR  
**DESIGNED BY:** G.M.  
**CHECKED BY:** I.M.S.

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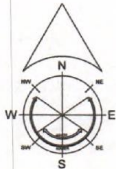
**GARY MORRIS**  
**BUILDING SURVEYING & DESIGN**

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 M: 087 2885747  
 E: info@garymorrish.ie

20221388

**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/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

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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