

# SITE FOR SALE

## By Private Treaty

AMV: €45,000 (Subject to Planning Permission)

File No. d405.BF

Subject to  
Planning  
Permission

### **0.20 Hectare/0.494 Acre Site @Ballinaclash, Blackwater, Co. Wexford. Folio WX19642F**

- **0.20 Hectare/0.494 Acre Site @Ballinaclash, Blackwater, Co. Wexford. Folio WX19642F**
- **Private cul-de-sac location in a peaceful setting with lovely countryside views.**
- **Close to the fabulous Wexford Coastline and only a couple of minutes' drive from Blackwater Village, Ballyconnigar Beach, Curracloe Beach and The Raven Forest. Wexford Town is only 14 km away.**
- **Only 3 km from Blackwater Village with excellent amenities on offer including primary school, church, shop, post office, pubs and hotel.**
- **Subject to Planning Permission. It is our understanding that Planning Permission will be subject to Local Need.**

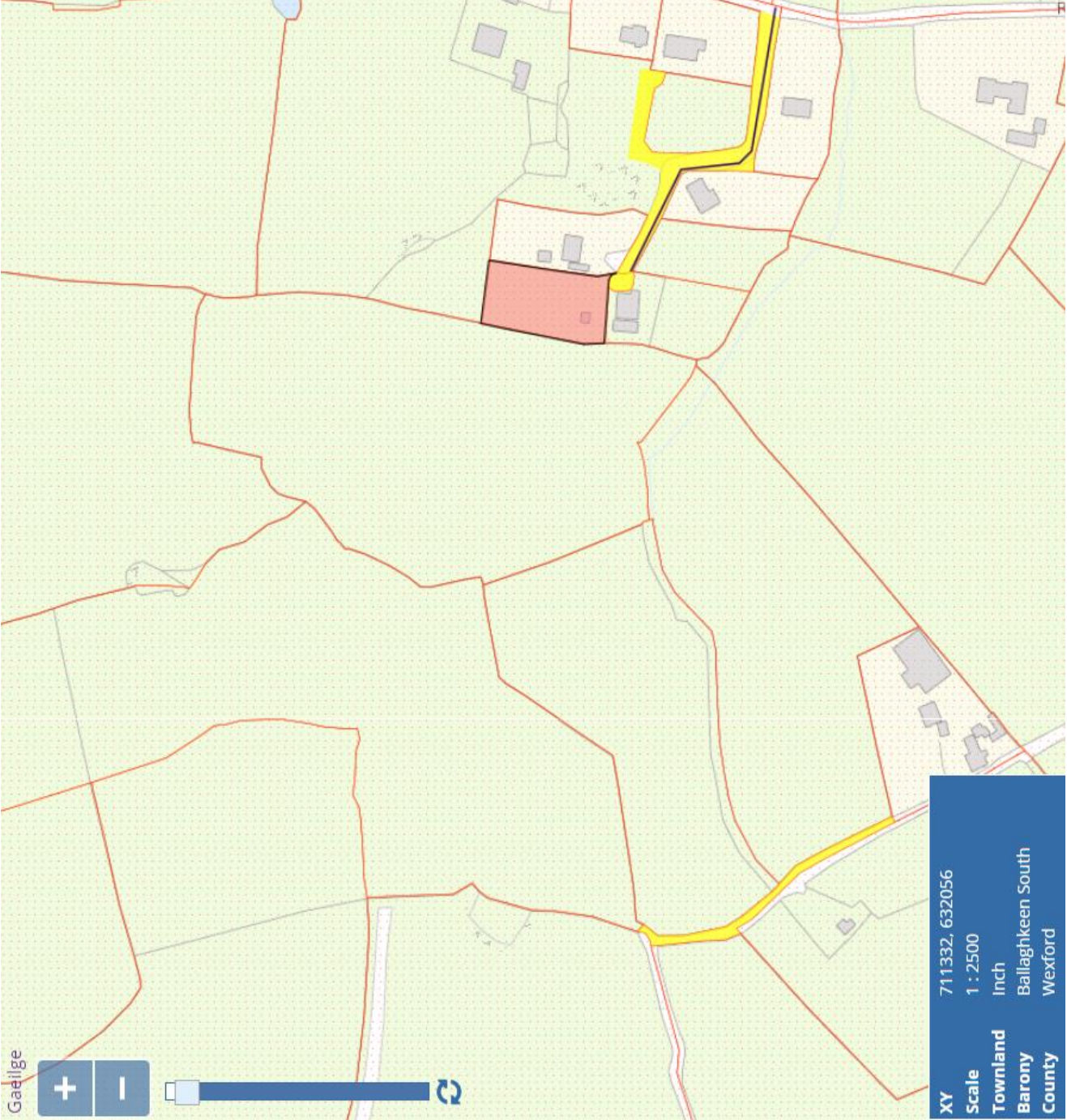


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& ASSOC.**

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XY 711332, 632056  
 Scale 1 : 2500  
 Townland Inch  
 Barony Ballaghkeen South  
 County Wexford



# Property Details

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**Folio Number** WX19642F  
**Title Level** Freehold  
**Plan Number** 215  
**Property Number** 1  
**Area of selected plans** 0.20 hectares.  
**Number of Plans on this folio:** 1  
**Address** Not Available

Add to Basket

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\*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](#).

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## 0.20 Hectare/0.494 Acre Site @ Ballinaclesh, Blackwater, Co. Wexford.

### General:

c. 0.494 acre Site located in a private cul-de-sac, offered for sale Subject to Planning Permission. It is our understanding that Planning Permission in this area will be subject to Local Need.

### Location:

Nicely positioned in a quiet cul-de-sac only 3 km from Blackwater Village, 6 km from Ballyconnigar Beach, 6 km from Curracloe Beach/The Raven Forest and 14 km from Wexford Town. Blackwater village offers some excellent amenities including primary school, church, shop, post office, pubs and hotel.











## **DIRECTIONS:**

The site is on the left-hand side as you travel from Curracloe to Blackwater in a private cul-de-sac immediately after a small stone bridge. Sign for 'Dog Grooming' and For Sale Sign on the laneway and For Sale sign on the site. To assist in locating the site the Eircode of the property next door to the site is Y21KW92.

**Selling Agent: Bernie Farrell**  
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### **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. PRA No. 002141

