

# FOR SALE BY ONLINE AUCTION

## Thursday 21<sup>st</sup> November, 2024 at 12 Noon

### c. 4.61 Hectares / 11.39 Acres at Coolballow Road, Wexford

Disclosed Reserve: €10,000 per acre

D808



### c. 4.61 Hectares / 11.39 Acres at Coolballow Road, Wexford

- ❖ An excellent portion of land, for sale in one lot situated on the Coolballow Road, Wexford.
- ❖ Highly accessible location with surrounding areas include Drinagh, Kerlogue, Whiterock, Starvehall, etc.
- ❖ These lands are zoned 'Transition' in the expired Wexford Town Development Plan.
- ❖ Two Folios WX19996 & WX69373F in one lot.
- ❖ For further details, maps, etc. contact the sole selling agents, Kehoe & Assoc. on 053 9144393 or [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



**Kehoe  
& ASSOC.**

## Location

These subject lands are situated in the townland of Coolballow approximately 3kms from Wexford town. This is a most popular established residential location with easy access to Wexford town, close to the N25 – Wexford’s bypass ring road. This location is very convenient to all amenities and in within walking distance to Drinagh Retail Park, Mcdonald’s, Meadows & Byrne, Kelly’s Café, etc. This parcel of land is close to the junction between the Coolballow Road, Starvehall and Sinnottstown.



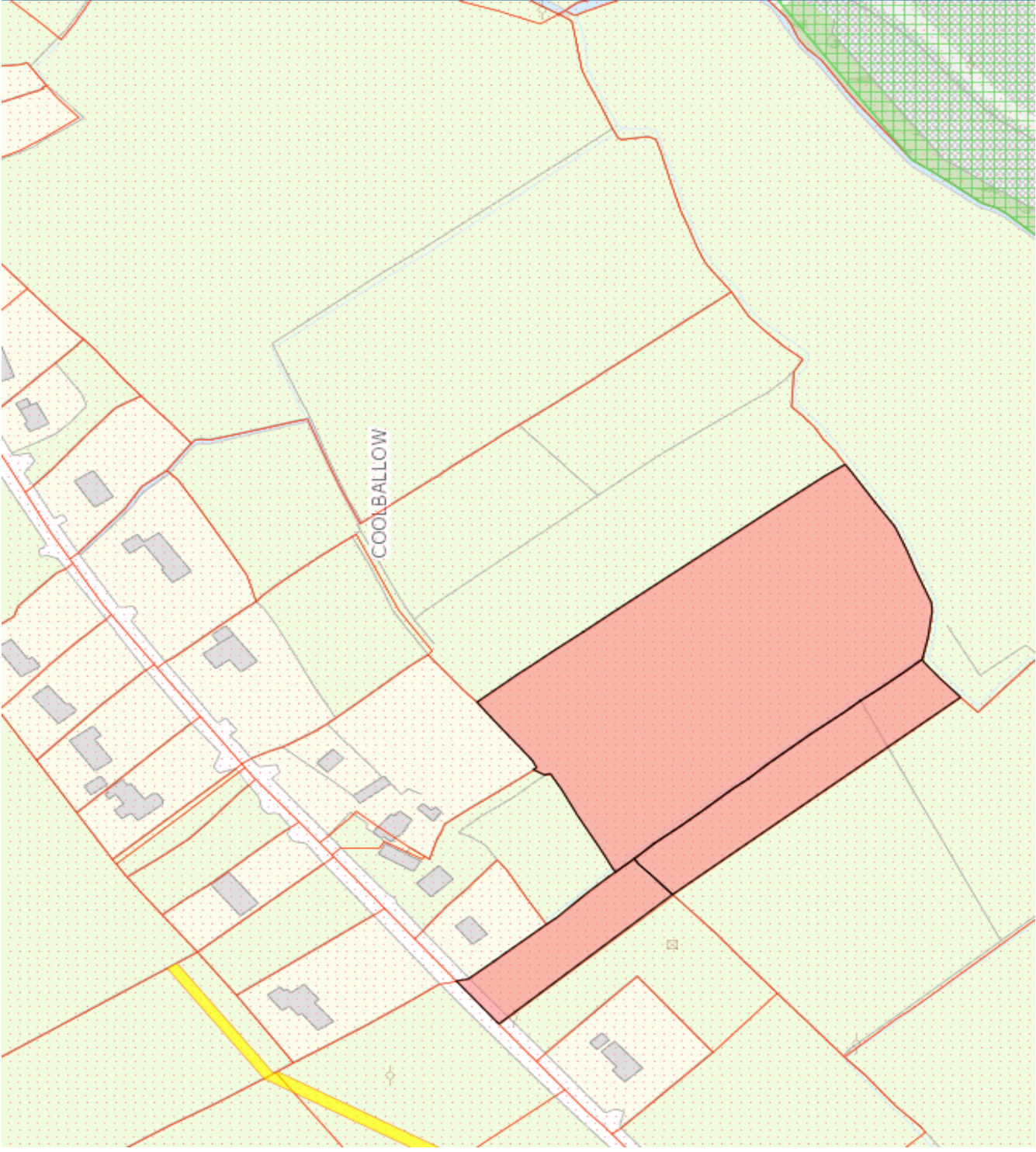
## c. 4.61 Hectares / 11.39 Acres at Coolballow Road, Wexford

**Description:** The subject lands are for sale in one lot. This parcel extends to c. 4.61 Hectares / 11.39 Acres or thereabouts. The lands are comprised within two Folios WX19996 & WX69373F. There is good access from the Coolballow Road. In the Wexford Town & Environs Development Plan 2009-2015 these subject lands are zoned as a ‘Transition’ zone. There is a small portion of these subject lands zoned as residential low. Please see attached extract Folio maps.

In the Wexford Town & Environs Development Plan the following uses are permitted under Zoning Objective I - Transition Zone (TZ); childcare facilities (creche / nursery), civic and amenity recycling centre, civic buildings and enterprise centre. Land uses open to consideration under this zoning include advertisement, financial institutions / facilities, carpark, carpark multi-storey, education, funeral home, garden centre, homebased economic activity, light industrial, medical and related consultants, motor sales showroom, office, park & ride facility, petrol station, storage / transport depot and service garage

Any interested party intending to bid at this online auction would be required to register in advance of the auction.

To register please log on [www.kehoeproperty.com](http://www.kehoeproperty.com) and within the individual property listing of Coolballow, click on the OFFR tab.



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**Folio Number** WX69373F  
**Title Level** Freehold  
**Plan Number** 6  
**Property Number** 3  
**Area of selected plans** 2.36 hectares.  
**Number of Plans on this folio:** 3  
**Address** Not Available

Add to Basket

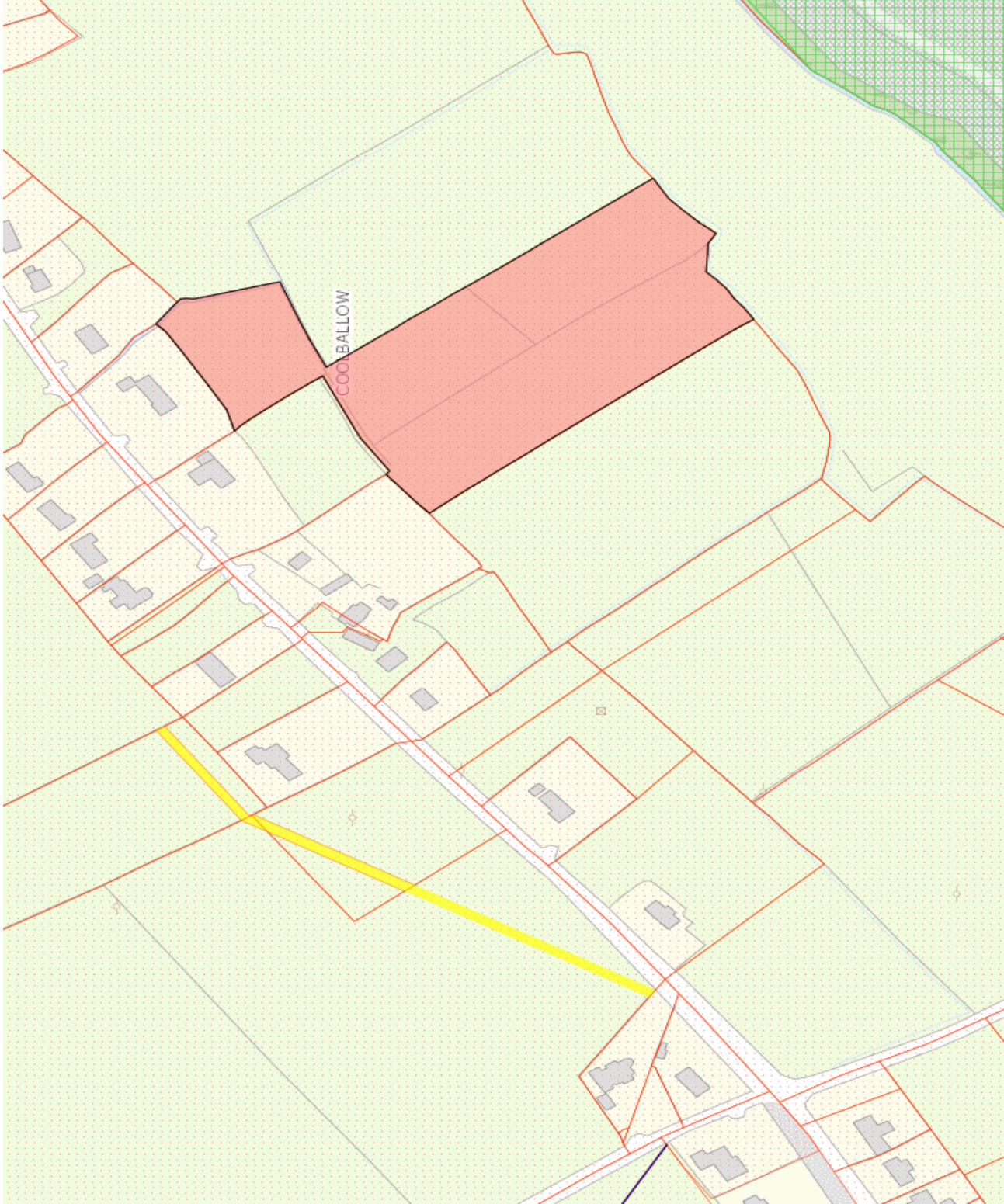
Create Alert

\*Táilte Éireann Registration 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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Folio Number WX19996

Title Level Freehold

Plan Number 5

Property Number 1

Area of selected plans 2.25 hectares.

Number of Plans on 1

this folio:

Address Not Available

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Create Alert

\*Title Éireann Registration 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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**DIRECTIONS:** In Wexford Town proceed out the Rosslare Road for approximately 1.5kms, turn right signposted for Murrintown / Johnstown Castle. Proceed up this road for approximately 1.5kms and the subject lands are on the left side (For Auction Boards)

**Sales Agent**

**COLUM MURPHY**

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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