## FOR SALE

**AMV: €160,000 Per Site (SPP)** 

File No. A073.BF



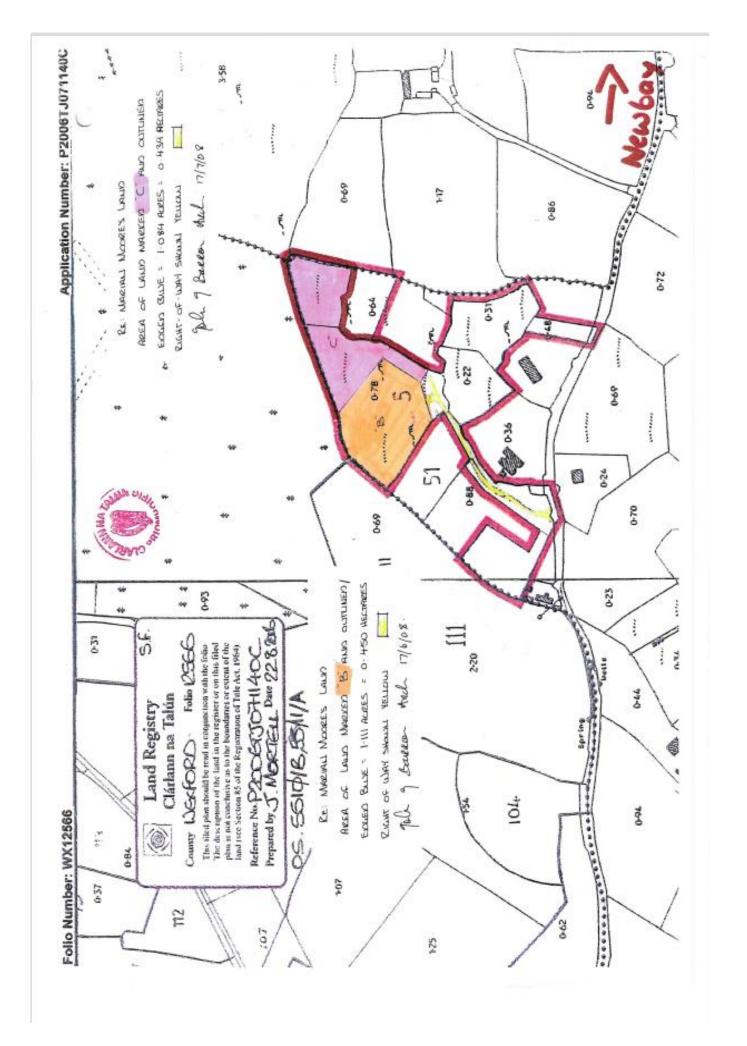
## Two Superb Sites at Colestown, Wexford

- Located just outside Newbay on the outskirts of Wexford Town, close to the ring-road, N25, N11 and just 15 minutes' drive from the M11 at Oilgate. Only 10 minutes' drive from Wexford General Hospital.
- Exceptionally private sites with stunning views over Wexford Harbour, Wexford Town, Slaney Estuary and panoramic views from The Raven Point across to Tuskar Light House.
- Offered for sale Subject to Planning Permission. It is our understanding that the Planning Permission in this area will be Subject to Local Need:
- Site 'B' extends to 1.111 acres (c. 0.450 hectares)
- Site 'C' extends to 1.084 acres (c. 0.439 hectares)











**Directions:** The sites are located on the same concrete private road as Eircode Y35D3H3. The sites are at the end of this road with a For Sale Sign at the entrance.

## Sales Agent BERNIE FARRELL 087 2501492

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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



