

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)



**Kehoe
& ASSOC.**

Folio Number: WX12566

Application Number: P2006TJ071140C

Land Registry
Clárann na Talún

County Wexford Folio 2366

This filed plan should be read in conjunction with the folio
The description of the land in the register or on this filed
plan is not conclusive as to the boundaries or extent of the
land (see Section 45 of the Registration of Title Act, 1964)

Reference No. P2006TJ071140C
Prepared by J. MORTON Date 22.8.06

OS. 551018, 55111A



Re: MARIAL MOORE'S LAND

AREA OF LAND MARKED 'C' AND OUTLINE

EXCEEDS 100 ACRES = 0.434 HECTARES

RIGHT OF WAY SHOWN YELLOW

Pl. 7 Bacon Arch 17/7/08

358

Re: MARIAL MOORE'S LAND

AREA OF LAND MARKED 'B' AND OUTLINE

EXCEEDS 100 ACRES = 0.450 HECTARES

RIGHT OF WAY SHOWN YELLOW

Pl. 9 Bacon Arch 17/6/08

107

107

104

104

0-62

Spring

hedge

0-25

0-44

0-94

0-70

0-24

0-69

0-72

0-86

0-69

1-17

0-64

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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

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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

