

Development Land at Murrintown Village, Co. Wexford 3.51 Acres (1.42 Hectares) FOR SALE BY PRIVATE TREATY

AMV: P.O.A

D983



- ❖ Prime c. 3.51 acres (1.42 hectares) development site in Murrintown Village
- ❖ Level field with excellent road frontage, offered for sale subject to planning permission
- ❖ Central location adjacent to all village amenities
- ❖ Feasibility study confirms capacity for 20 units initially
- ❖ Only 7 km from Wexford Town with excellent transport links
- ❖ Ideal opportunity for quality residential development
- ❖ For further details, maps etc. contact the sole selling agents, Kehoe & Assoc. at sales@kehoeproperty.com or 053 9144393



**Kehoe
& ASSOC.**

Location

Murrintown is a thriving and highly sought-after village located approximately 7 km from Wexford Town, offering the perfect balance between rural charm and urban convenience. Nestled in the scenic countryside, yet within a short drive of all the shopping, educational, and recreational facilities of Wexford Town, it is a location that continues to attract strong interest from families, retirees, and commuters alike.

The site benefits from an enviable position within the village itself, adjacent to all main amenities. Murrintown is well-served by a local shop, pub, primary school, childcare facilities, church, and credit union. The village is also a gateway to several scenic walking routes and is only a short distance from Johnstown Castle & Gardens, one of Wexford's premier heritage attractions.

Local sports and leisure facilities include GAA pitches, soccer grounds, and community recreation areas, making the area ideal for active families. The village also has strong community networks, regular events, and easy access to the surrounding beaches and countryside of south Wexford.

With a direct link to Wexford Town via the R733, residents enjoy quick access to major supermarkets, secondary schools, healthcare facilities, and transport links to Dublin via the M11 motorway. The combination of convenience, community, and countryside makes Murrintown one of the most attractive residential locations in County Wexford.



General Description

The property comprises a 3.51 acres (1.42 hectares) site set out in a single, well-shaped field with excellent road frontage. The land is level, making it ideal for development, and its central position in the village places it within easy walking distance of all essential amenities.

A feasibility study by Irish Water has confirmed initial capacity for 20 residential units on a portion of the site, subject to planning permission. This provides a strong starting point for a phased or full development approach, with potential to increase density in line with infrastructure upgrades.

The site's size, configuration, and accessibility make it particularly suited for a quality residential scheme designed to meet the growing housing demand in the area. The combination of generous site proportions, ease of access, and a strong local market underpins its development potential.

Opportunities to secure such a well-located and easily developed parcel of land in the heart of a thriving village are rare. This property offers a prime chance for developers, builders, or long-term investors to create a landmark residential scheme in one of County Wexford's most desirable locations.



Maps & further details from the sole selling agents.

Sales Agent COLUM MURPHY

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@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. PRA No. 002141

