

FOR SALE

AMV: €195,000

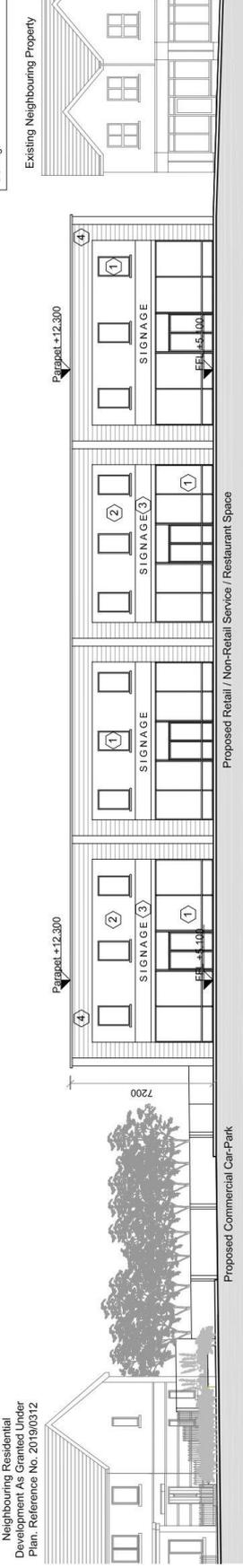
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Commercial Development Site at Castlebridge Village, Wexford

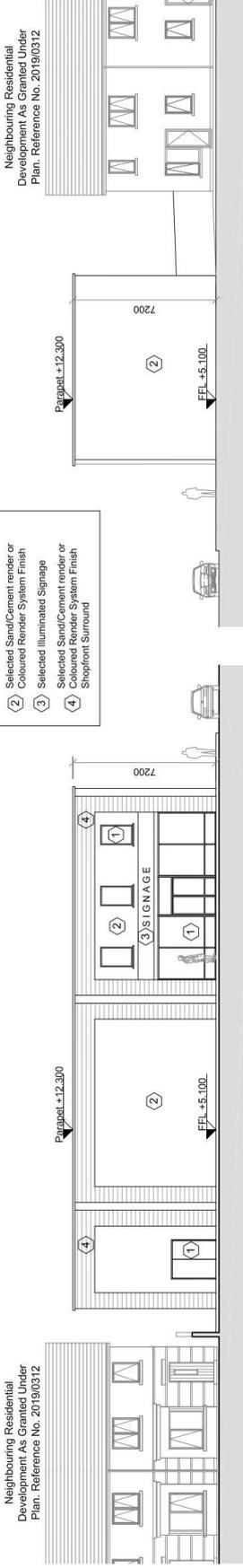
- Commercial development site located in Castlebridge Village, approximately 5km from Wexford Town.
- Castlebridge has expanded considerably in recent years and has become a suburb of Wexford Town. There are numerous completed residential developments including; Thornfield, An Tromán, The Cloisters, Rectory Hall, Foxborough, Mill Park, etc. There are several new residential developments currently under construction at Castlebridge.
- The subject site extends to c. 0.145 hectares, with the benefit of Full Planning Permission for a commercial development extending to c. 529 sq.m. / 5,694 sq.ft.
- The subject development can be laid out as four individual commercial/retail units. Unit A - 204 sq.m., Unit B – 142 sq.m. Unit c – 101 sq.m. and Unit D – 70 sq.m. Please see attached floor plans.
- Planning permission was granted by Wexford County Council under Planning No. 20210305.
- For further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com

NOTE:
Drawing prepared for planning purposes
only. No dimensions to be scaled from this
drawing.



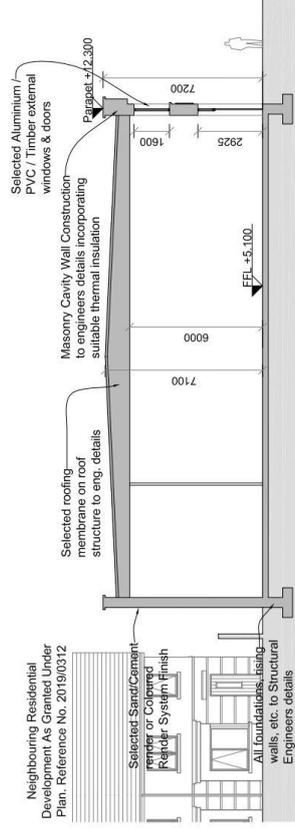
Proposed East Elevation
Scale 1:200

- External Finishes Legend**
- 1 Selected Aluminium / PVC / Timber external windows & doors
 - 2 Selected Sand/Cement render or Coloured Render System Finish
 - 3 Selected Illuminated Signage
 - 4 Selected Sand/Cement render or Coloured Render System Finish Shopfront Surround



Proposed South Elevation
Scale 1:200

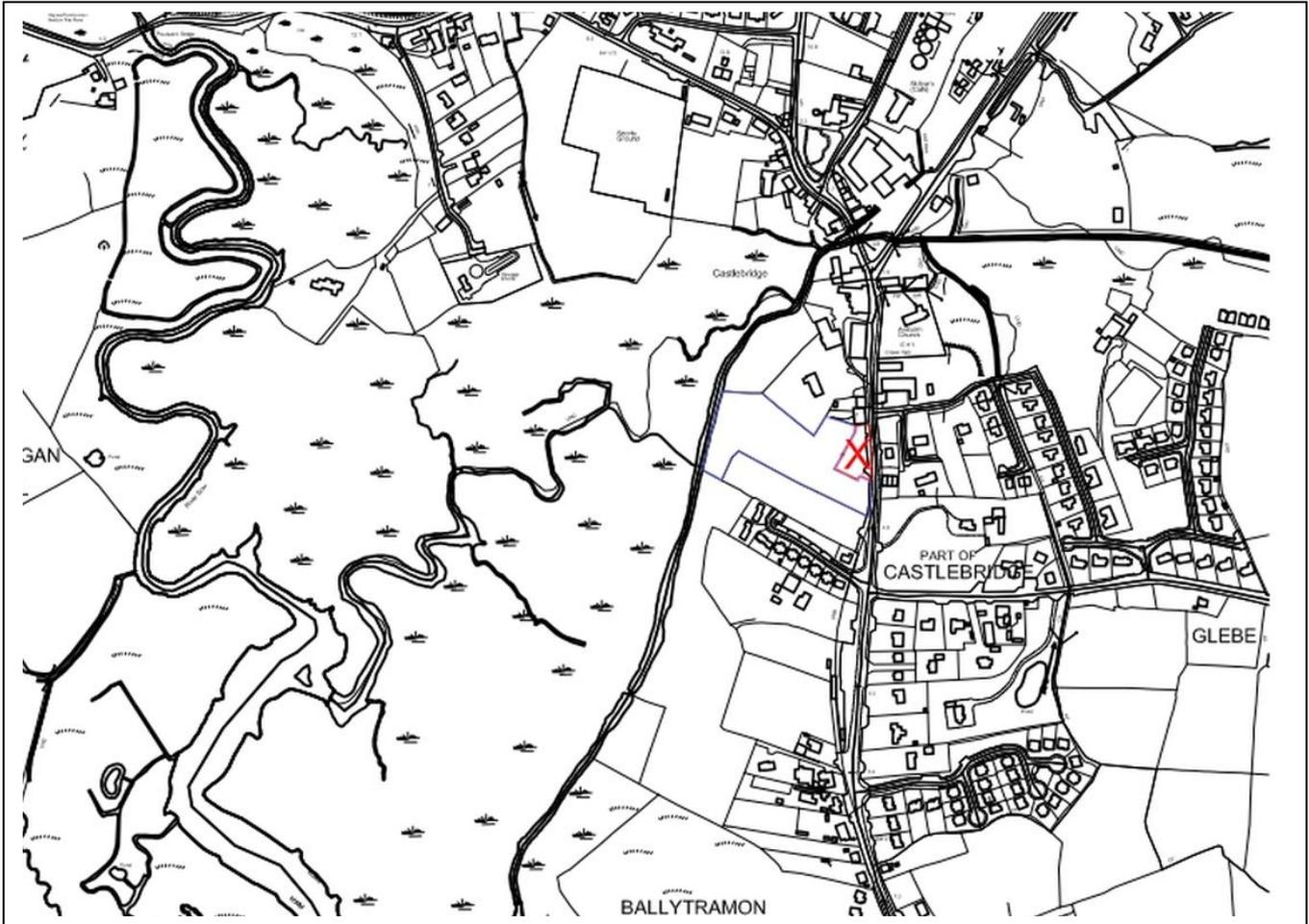
Proposed North Elevation
Scale 1:200



Proposed Section A-A
Scale 1:200

Proposed West Elevation
Scale 1:200

Client		Monigle Ltd.	
Job		Castlebridge Commercial Development	
Title		Proposed Elevations & Section A-A	
Rev.	Date	By	Reason
A	05/05		Bin Storage Area Added to West Elevation
		TB	
		TB	
Draw no.		18.1032 - PP.3.00	
REV		TB	
Date		02/03/2021	
Scale		1:200 @ A3	
Form		TB	
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PSRA Registration No.: 002141



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