

FOR SALE

AMV: €195,000

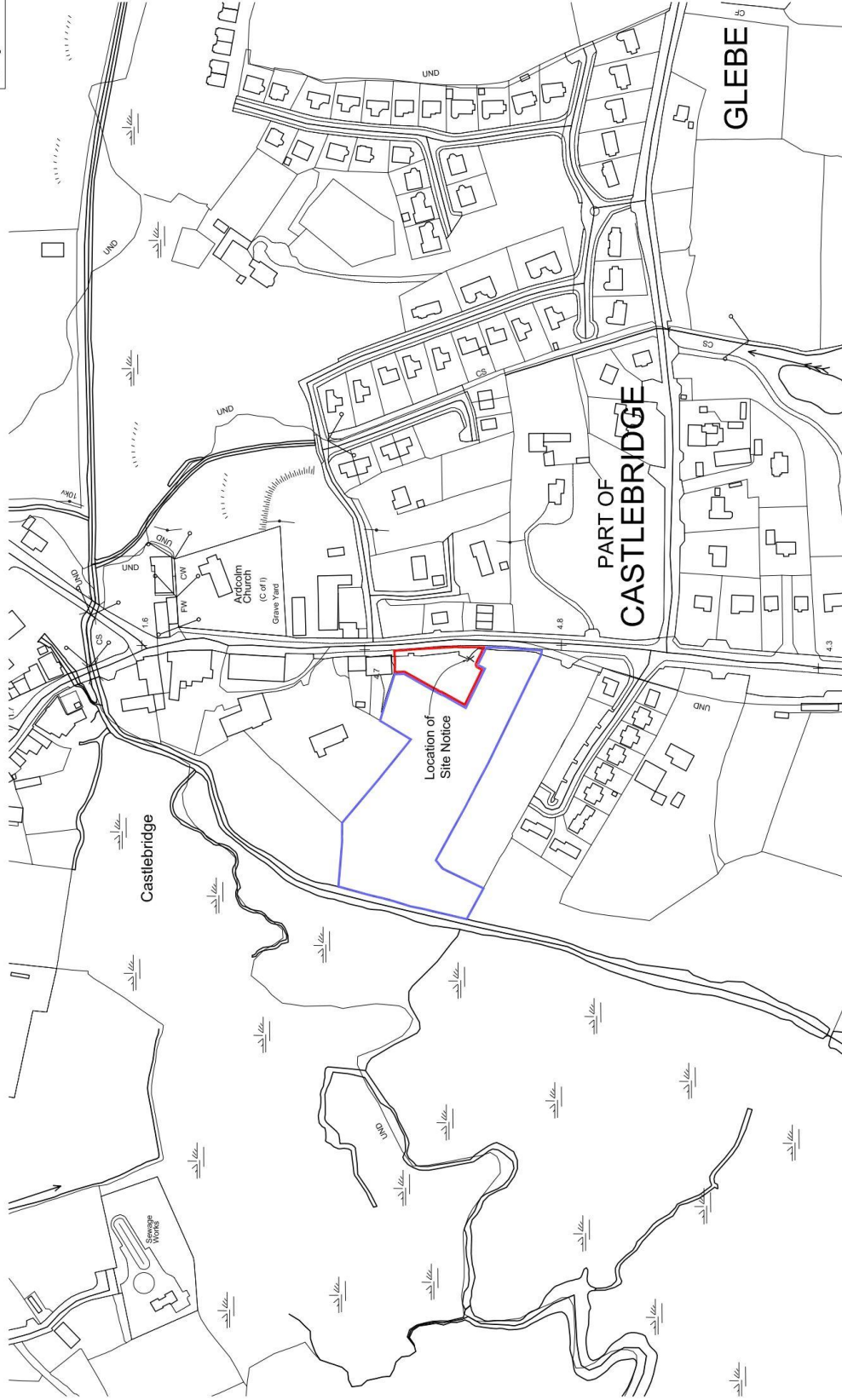
File No. d121.CM



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; 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.



○ **Site Location Map**
Scale 1:2500

- Site boundary
- Other lands in ownership of the applicant

OSi

ORDNANCE SURVEY IRELAND
LICENCE NO.: CYAL50170724
© ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND

OSI SHEET INDICATOR

stephen carr architects
ARCHITECTURE • INTERIOR DESIGN

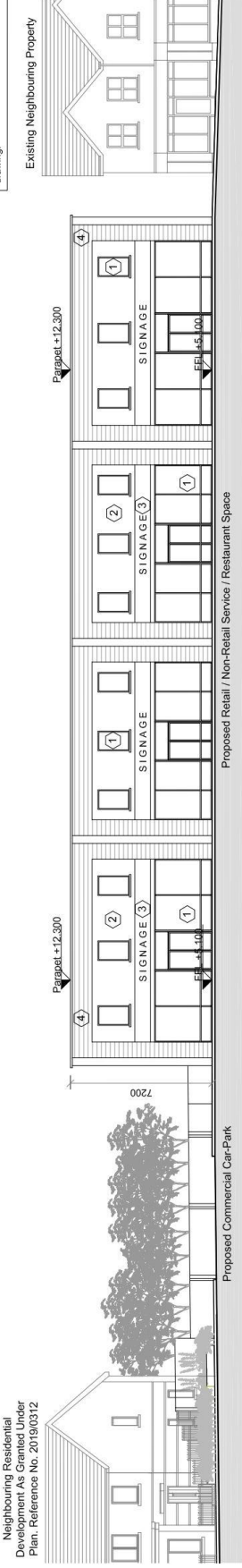
a. Clonrind Village Centre, Clonrind, Westford t. 0515-912 4977 e. info@scararchitects.ie www.scararchitects.ie

Date	02/03/2021
Scale	1:2500 @ A3
Drawn By	TB
Client	Monigle Ltd.

job	Castlebridge Commercial Development
Title	Site Location Map

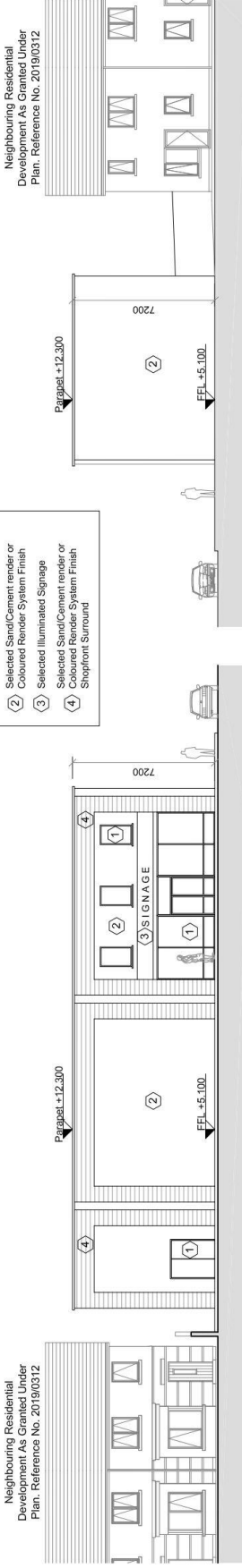
Rev.	Date	By	Revision

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



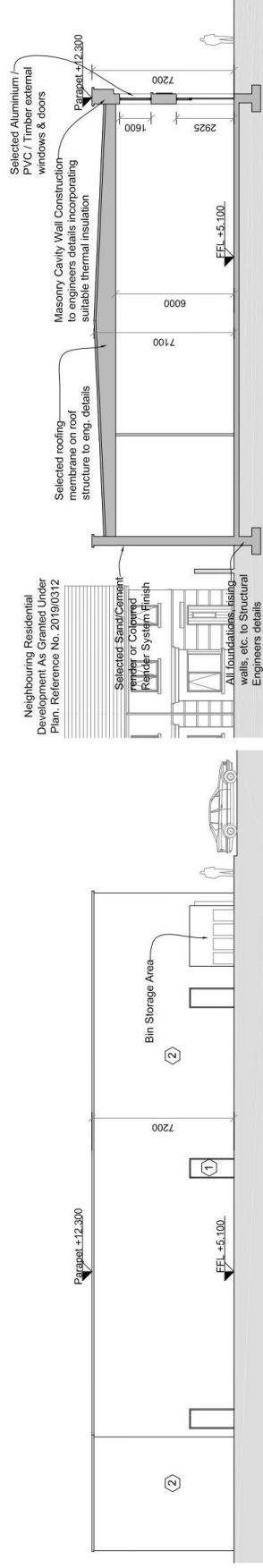
Proposed East Elevation
Scale 1:200

- 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



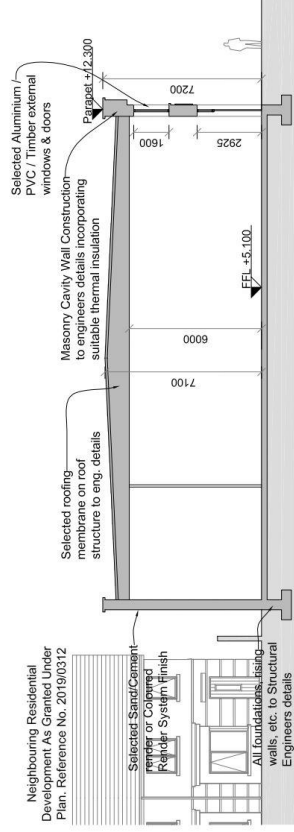
Proposed South Elevation
Scale 1:200

Proposed North Elevation
Scale 1:200



Proposed West Elevation
Scale 1:200

Proposed Section A-A
Scale 1:200



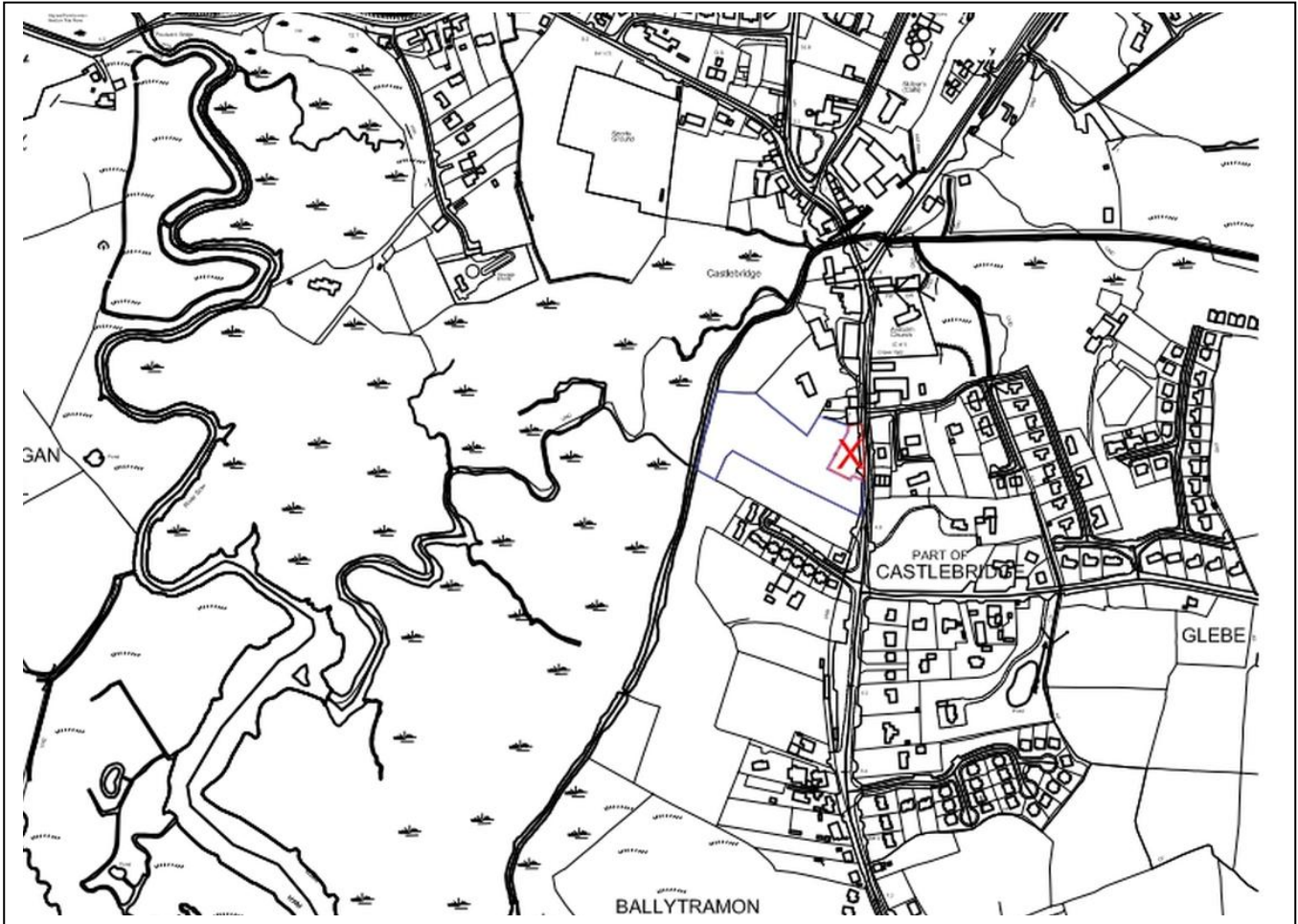
Rev.	Date	By	Reason
A	05/05		Bin Storage Area Added to West Elevation

Client	Monigle Ltd.
Job	Castlebridge Commercial Development
Title	Proposed Elevations & Section A-A
Draw no.	18.1032 - PP.3.00
REV	TB

Date	02/03/2021
Scale	1:200 @ A3
Format	TB

stephen carr architects
ARCHITECTURE · INTERIOR DESIGN

11, Clonard Village Centre, Clonard, Westford · t. 053-912-4977 · e. info@scararchitects.ie · www.scararchitects.ie



Kehoe & Assoc.,
Commercial Quay,
Wexford 053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com

PSRA Registration No.: 002141



DISCLAIMER: These particulars are issued by KeMur Investments Limited T/A Kehoe & Assoc, registered in Ireland, no. 411672. PSRA Licence No. 002141 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them Kehoe & Assoc., for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Kehoe & Assoc. nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.