



**Kehoe
& ASSOC.**

c. 8.7 hectares / 21.9 acres at Carley's Bridge, Enniscorthy, Co Wexford
For Sale by Private Treaty

Prime residential development opportunity.
On the instructions of The Liquidator Grant Thornton - Torca Developments Limited (in Liquidation)

INVESTMENT HIGHLIGHTS

- Prime strategic land holding extending to approximately 8.7 hectares / 21.9 acres.
- Exceptional development opportunity in one of County Wexford's fastest growing residential locations.
- Adjoins established and completed residential developments, demonstrating the areas proven demand in continued expansion.
- Outstanding location within minutes of Enniscorthy Town Centre, offering immediate access to a full range of commercial, educational and recreational amenities.
- Excellent connectivity with convenient access to M11 motorway and approximately 1 hours' drive to South County Dublin.
- Ideal strategic land bank with significant long term investment potential in an area benefiting from sustained population growth and infrastructure investment.
- Highly attractive proposition for national and regional builders, developers, and institutional investors seeking quality residential development opportunity.



LOCATION

- Occupying an outstanding position at Carley's Bridge, Enniscorthy, Co. Wexford, this exceptional landholding enjoys a highly strategic location on the edge of Enniscorthy Town. Situated within minutes of the town centre, the property benefits from immediate access to an extensive range of retail, educational, sporting and recreational amenities, making it one of the most attractive development opportunities to come to the market in recent years.
- This location area has experienced significant residential growth, with numerous established and completed housing developments in the immediate vicinity. Enniscorthy continues to experience strong residential expansion and investment. The nearby M11 motorway provides excellent connectivity to Dublin, with South County Dublin approximately one hours' drive away. Combined with excellent local services, employment opportunities and a proven demand for new homes, the location offers all the attributes sought by developers and investors alike.
- The property's location, together with the surrounding residential developments and excellent infrastructure, makes it particularly attractive to builders, developers and investors seeking a premium development opportunity.

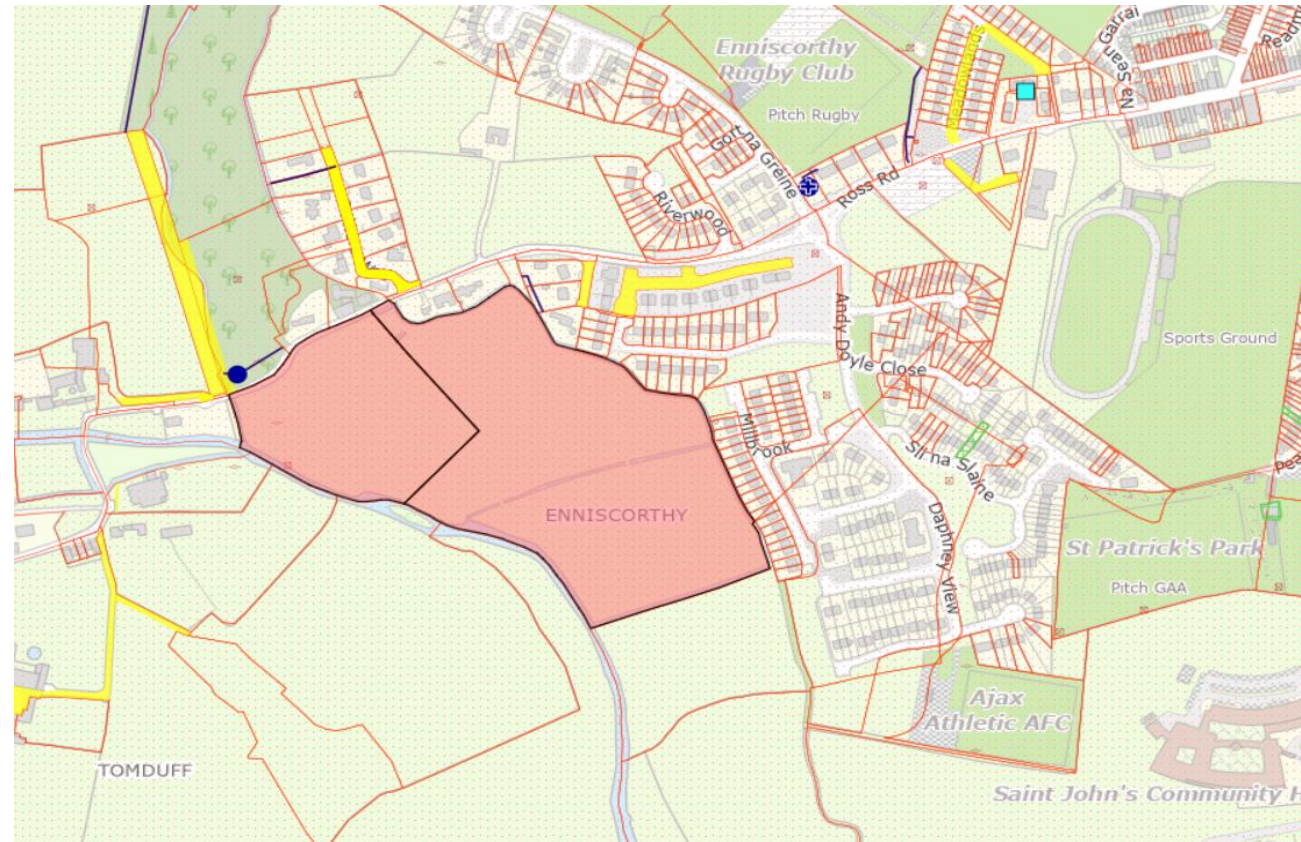


- With strong demand for quality housing throughout Enniscorthy and continued investment in the town's infrastructure, this property presents an excellent opportunity as a strategic land bank with significant future potential. Its accessibility, established surroundings and proximity to schools, sporting facilities and transport links all contribute to its outstanding appeal.
- Located within 'Variation No. 1' to the Wexford County Development Plan 2022 - 2028



DESCRIPTION

- Extending to approximately **8.87 hectares (21.9 acres)**, this impressive parcel of land represents a rare opportunity to acquire a substantial strategic holding in one of the South East's most desirable development locations. The lands occupy an excellent position adjoining established residential neighbourhoods, offering exceptional long-term potential in an area with a proven record of successful housing developments.
- Opportunities to acquire land of this scale and quality within such close proximity to Enniscorthy Town are increasingly rare. The property's location, together with the surrounding residential developments and excellent infrastructure, makes it particularly attractive to builders, developers and investors seeking a premium development opportunity, subject to the necessary planning permissions.
- With strong demand for quality housing throughout Enniscorthy and continued investment in the town's infrastructure, this property presents an excellent opportunity as a strategic land bank with significant future potential. Its accessibility, established surroundings and proximity to schools, sporting facilities and transport links all contribute to its outstanding appeal.



Further Information / Viewing

For further details contact the sole selling agents Kehoe & Assoc.

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