

FOR SALE

AMV: €75,000 STPP

File No. E601.KD

Site for Sale

c. 2.47 Acre Site at Monks Meadow, Kiltrea, Enniscorthy, Co Wexford (STPP)

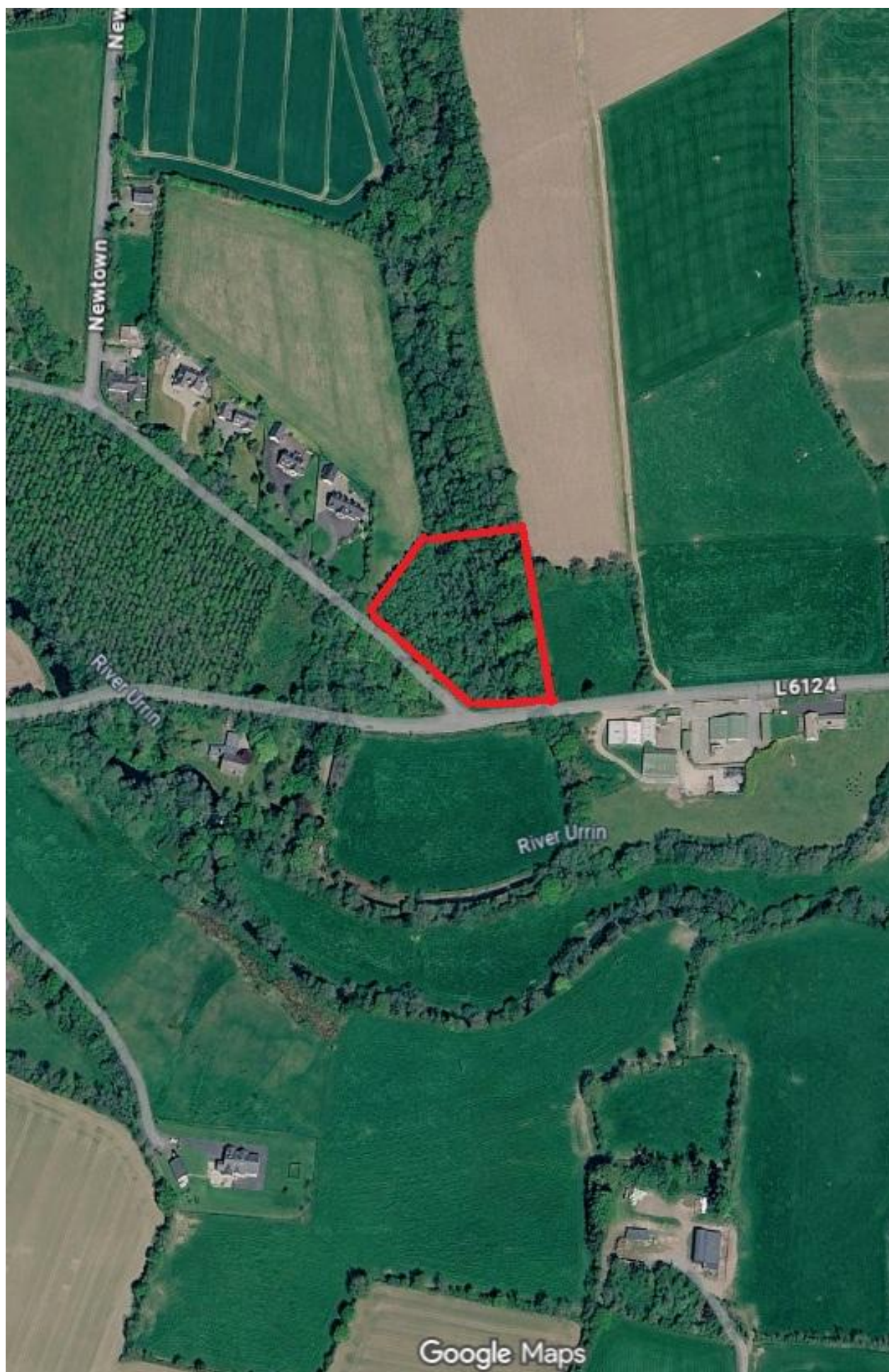
- 2.47 acre / 0.94 hectare Site at Kiltrea for sale STPP for 1 house.
- An exceptional countryside setting located within 1km of Monart Destination Spa.
- This substantial corner Site benefits from extensive road frontage and a highly convenient location within 5km of Enniscorthy Town.
- Nestled in beautiful, peaceful countryside, with an abundance of mature forestry and a stream running through the site on a gently sloping gradient.
- Planning precedent on the Site, with FPP granted in 1998, which has since expired.
- A rare opportunity to create a new home in a prestigious location in the Wexford countryside.
- The site offers genuine rural tranquillity combined with exceptional lifestyle amenities and convenient access to town.
- For further details, contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

A rare opportunity to acquire a site in one of the most desirable rural locations on the outskirts of Enniscorthy, set amidst the rolling countryside of County Wexford and within approximately 1km of the renowned Monart Destination Spa. The location offers an enviable combination of peace, privacy and accessibility. Situated in the attractive Kiltrea area, the site enjoys the character and tranquillity of the countryside while being within easy reach of Enniscorthy town and the excellent range of amenities available locally.

A particular feature of this location is its proximity to Monart Destination Spa, one of Ireland's best-known luxury wellness destinations. Monart provides an exceptional five-star retreat centred around relaxation, wellness and fine dining. Its acclaimed facilities, gardens and woodland setting create a distinctive lifestyle amenity virtually on the doorstep of this site.

The surrounding area is quintessentially rural Wexford, characterised by mature hedgerows, established farmland and an attractive rolling landscape. It provides an ideal setting for those seeking a quieter pace of life without sacrificing convenience. Enniscorthy town is approximately 5km away, providing a comprehensive range of shopping, educational, recreational and professional amenities. Caim village is also nearby, providing a convenient selection of local services and facilities. The wider area is well connected to the regional road network, making this an attractive location for commuters, families and those looking to establish a home in the countryside while remaining within easy reach of town.

The location also lends itself to an outdoor lifestyle, with the surrounding Wexford countryside offering excellent opportunities for walking, cycling, equestrian pursuits and other recreational activities. The wider county provides an abundance of attractions, from historic towns and heritage sites to beaches, golf courses and the spectacular Wexford coastline.





Property Details

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Folio Number	WX25095F
Title Level	Freehold
Plan Number	39
Property Number	1
Area of selected plans	0.94 hectares.
Number of Plans on this folio:	1
Address	Not Available

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*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) Registration of Title Act 2006](#) and [Rule 8 of the Land Registration Rules 2012](#).

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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

