

Sherry
FitzGerald

For Sale

Asking Price:
€250,000

Cornagower East
Brittas Bay
Co Wicklow



sherryfitz.ie



Prime 0.8 Acre Residential Site – Cornagower East, Brittas Bay, Co. Wicklow

Discover the perfect opportunity to build your dream home in one of Wicklow's most sought-after coastal locations. This substantial 0.8-acre site, set in the peaceful and scenic townland of Cornagower East, lies just minutes from the golden sands of Brittas Bay Beach—one of Ireland's finest Blue Flag beaches.

Whether you envision a permanent residence or a tranquil holiday retreat, this generous site offers exceptional potential in a serene countryside setting, yet remains close to local amenities.

***In Wicklow County Council's planning regulations, Level 9 refers to specific rural areas and clusters where restrictions on building new houses are more stringent. Applicants seeking planning permission in Level 9 areas often need to demonstrate a proven housing need and a strong connection to the area, such as being a child of a parent born and raised there for at least 10 years. Additionally, Section 47 agreements may be required to restrict occupancy to those primarily engaged in agriculture or other specified classes for a period of 7 years. ***



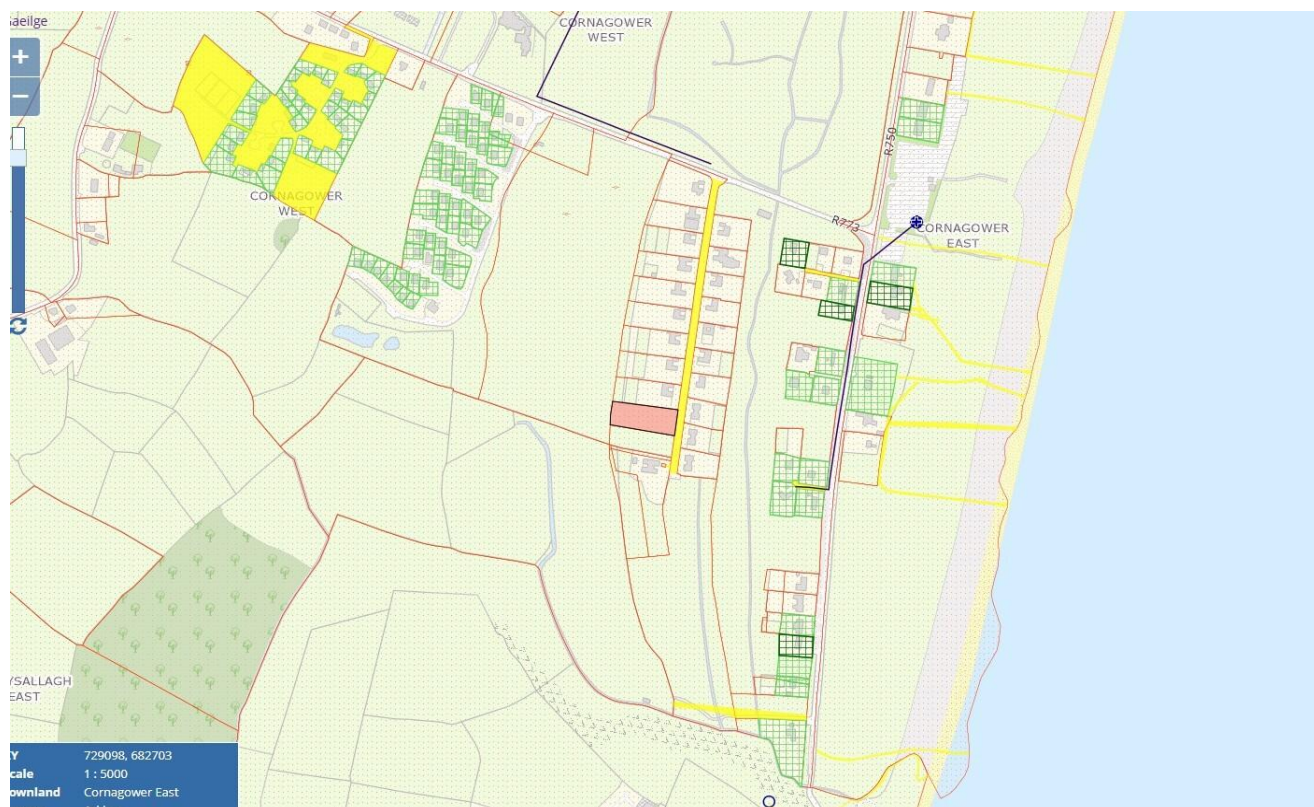
Special Features

- Level, well-shaped site with excellent road frontage.
- Quiet, rural setting with picturesque views of the Wicklow countryside.
- Ideal for a bespoke one-off build (local needs apply).
- Located in an area of strong demand for coastal living.
- Easy access to the N11/M11 motorway, Arklow and Wicklow Town (10 mins).
- Nearby attractions include Brittas Bay Surf School, Wicklow Way walking trails, The European Golf Club, and numerous heritage sites. A rare opportunity to build your dream home. in an exclusive location just 2 mins from the sand dunes of Brittas bay's blue flag beach.

Directions

Cornagower Park is a small gated cul-de-sac of just 20 detached bungalows accessed just off the R773 -Jack Whites to Brittas Bay Road. Brittas Bay is located approximately half way between the towns of Wicklow and Arklow and is renowned for its blue flag beach and the European Club championship golf course. The location is easily accessible only c.2.5 km from exit 19 of the M11 and a mere 30-40 minute drive from South Dublin.





NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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