

# For Sale

Asking Price: €195,000



Marked for illustrative purposes only

Bleachlands, Oylegate,  
Enniscorthy, Co. Wexford,  
Y21 P52K

BER EXEMPT

[sherryfitz.ie](http://sherryfitz.ie)



Detached derelict cottage which may be eligible for the Vacant Property Refurbishment Grant situated only 5kms from the M11 Oylegate interchange.

The property comes to the market with full planning permission to refurbish the existing cottage and to erect a large extension to the rear (Planning Numbers 20250825 & 20240862 refer).

No Local Needs or 10 Year Residency restrictions apply to the development of this site under the above planning permissions, offering a rare opportunity for someone to develop and construct a house to modern standards in this much sought after location.

In addition, the refurbishment and extension of this cottage may be eligible for a grant of up to €70,000 under the Vacant Property Refurbishment Grant Scheme.

Both public water and electricity have been recently installed on site.

There are a number of large sheds already situated on the site that lend themselves to a variety of uses.

The property is located approx. 3km from Oylegate Village where there is a primary school, a modern community centre, two convenience shops, two pubs, and a Church along with sporting facilities.



