

FOR SALE

AMV: €195,000

File No. 8927.CM



Site Of The Former “Oak Tavern”, Ferrycarrig, Wexford.

- This is an outstanding opportunity to purchase the unique waterfront site with FPP for redevelopment.
- Situated on the site of the former “Oak Tavern” just outside of Wexford Town in a high-profile location.
- There is full planning permission for a two-storey over basement development comprising bar, lounge, restaurant etc.
- This extended planning permission was originally granted under planning reference number 20150540.
- For further details contact the sole selling agent Kehoe & Assoc. 053 9144393 or by email on sales@kehoeproperty.com



**Kehoe
& ASSOC.**

Site Of The Former “Oak Tavern”, Ferrycarrig, Wexford.

LOCATION:

The subject site is located adjacent to the Ferrycarrig Bridge, overlooking the River Slaney. This is a prominent, high-profile location at the junction between the N11 and the regional road R730. This location is approximately 5 minutes' drive from Wexford Town Centre. It is within walking distance of the Ferrycarrig Hotel and the Irish National Heritage Park. Situated on the main route to Dublin from Rosslare Europort this site benefits from high volume of passing vehicular traffic. It is most convenient to all amenities at Wexford Town Centre.

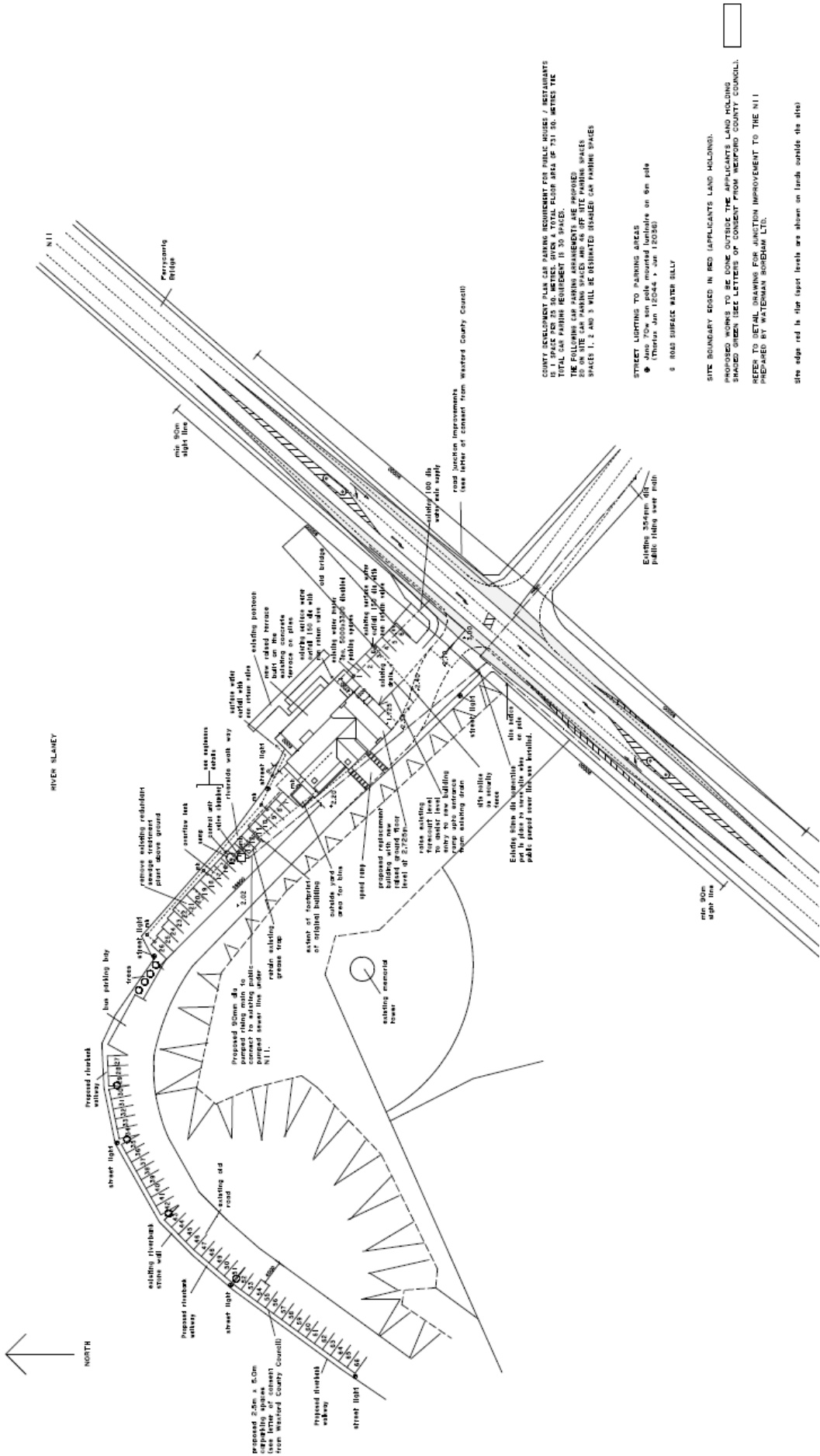
Wexford is the County Town with an urban population in the region of 20,000 people - (Source: CSO Census 2016). The preliminary results of Census 2022 show that County Wexford's population has seen a rise of 9.2% since 2016. At the time of the last census County Wexford recorded a population of 149,425. The Central Statistics Office (CSO) has revealed that Wexford has seen a rise to 163,527 or 9.2%. This increase was slightly above the national increase of 7.6%, with Ireland recording a population of 5.1 million as of April 3, 2022.

Wexford has become an increasingly popular location to live, as people seek to escape the crowded capital, and this has combined with an increasing trend towards working from home. Wexford saw one of the highest levels of inward migration since 2016, with 9,487 people opting to move here. It was by far the highest in the south-east, with Waterford gaining 7,564, Carlow 2,807 and Kilkenny 1,756. In fact, Wexford saw the fifth highest number for estimated net migration in Ireland. (Source: CSO Census 2022)

DESCRIPTION:

The planning permission was originally granted under the planning reference number 20150540. This planning permission was subsequently extended. There is permission granted for the construction of a substantial replacement of the former “Oak Tavern” building. The total proposed development extends to circa. 730.92 sq. m / 7,868 sq. ft. Comprises a two-storey over basement commercial building. This unique waterfront site extends to approximately 0.111 hectares. It is directly fronting the River Slaney with breathtaking water views.





COUNTY DEVELOPMENT PLAN CAR PARKING REQUIREMENT FOR PUBLIC HOUSES / RESTAURANTS
 IS 1 SPACE FOR 25 SQ. METRES, GIVEN A TOTAL FLOOR AREA OF 731 SQ. METRES THE
 PROPOSED DEVELOPMENT WILL REQUIRE 29 SPACES.
 THE FOLLOWING CAR PARKING SPACES ARE PROPOSED:
 25 ON SITE CAR PARKING SPACES AND 4 OFF SITE PARKING SPACES
 SPACES 1, 2 AND 3 WILL BE DESIGNATED STAMPER CAR PARKING SPACES

STREET LIGHTING TO PARKING AREAS
 4 STREET LIGHTS TO BE PROVIDED LOCATED ON THE SIDE
 (Thursday Jan 12 2024, 4 Jan 12 2024)
 6 ROAD SURFACE WATER DILLY

SITE BOUNDARY SHOWN IN RED (APPLICANTS LAND HOLDING).
 PROPOSED WORKS TO BE DONE OUTSIDE THE APPLICANTS LAND HOLDING
 SHADDED GREEN (SEE LETTERS OF CONSENT FROM WEXFORD COUNTY COUNCIL).
 REFER TO DETAIL DRAWING FOR JUNCTION IMPROVEMENT TO THE N11
 PREPARED BY WATERMAN BOMBHAM LTD.

Site edge red in this layout shows are shown on lands outside this site!



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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