

FOR AUCTION

**c. 18.9 ha / 7.66 acres at
Blackwater Village, Co. Wexford**

**For Sale by Online Auction on
Thursday 23rd October at 12 noon.**

AMV: €320,000

E209



- ❖ **Extensive Landholding:** c. 7.66 ha (18.9 acres) adjoining Blackwater Village.
- ❖ **Prime Coastal Setting:** A few minutes' drive from some of Wexford's most celebrated sandy beaches.
- ❖ **Proven residential location** close to established housing developments.
- ❖ **Strong Development Potential:** Former planning (now lapsed) for 90 bed nursing home/retirement centre.
- ❖ **Excellent Transport Links:** 15 minutes to Wexford Town, swift connection to the N11/M11 and to Dublin.
- ❖ **Village Amenities on the Doorstep:** Shops, post office, school, church, GAA club, cafés and restaurants.
- ❖ **For further details, contact the sole selling agents, Kehoe & Assoc.** at sales@kehoeproperty.com or 053 9144393

Location

This valuable c. 18.9 acre land holding occupies a superb position on the edge of Blackwater Village, a thriving coastal community combining village charm with remarkable connectivity. Daily conveniences—post office, supermarket, primary school, church, coffee shop, restaurants, public houses and GAA facilities—are all within a comfortable walk.

The property is only a short drive from a string of spectacular sandy beaches including Ballyconnigar, Ballinesker and Curracloe, renowned for their wide strands and breathtaking sea views. These beaches provide outstanding opportunities for swimming, water sports and scenic coastal walks.

Despite its relaxed seaside atmosphere, the area enjoys excellent road access. Wexford Town, with its full range of retail, business, cultural and transport services, is approximately 15 minutes by car. From Wexford, the N11/M11 connects quickly to the M50 around Dublin. This seamless road network makes both Dublin Airport and the capital city convenient for commuters, visitors and service providers alike.

Residential expansion reinforces the location's appeal: the newly commenced An Gortin Glass development lies close by, complementing several successfully completed housing schemes. This strong pattern of growth highlights ongoing demand for homes and services in Blackwater and adds to the long-term value of the holding.

Wexford is the County Town with an urban population in the region of 21,524 people - (Source: CSO Census 2022). The results of Census 2022 show that County Wexford's population has seen a rise of 9.7% to 163,919 since April 2016. At the time of the previous census County Wexford recorded a population of 149,425. This represents an increase of 14,494 people in 6 years. This is well above the national average, as the Central Statistics Office (CSO) has revealed that over the same period, Ireland's population grew by 8% from 4,761,865 to 5,149,139.

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

Extending to approximately 7.66 hectares (18.9 acres), the lands have good access and road frontage on to two roads. There is direct access to the village. The site previously benefited from planning permission for a 90-bed nursing home/retirement centre (permission lapsed May 2019), establishing a precedent for future development, subject to the necessary consents. Wexford Co. Co planning number 20110140.

Its proximity to the village core, outstanding beaches and excellent regional road links make these lands a truly strategic landholding—ideal for investors, developers or those seeking a significant parcel with compelling growth potential. It is advertised as a reasonable AMV and should also be of interest to farmers seeking an exceptional long-term investment.

To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of c. 18.9 ha / 7.66 acres at Blackwater Village, Co. Wexford



Grave Yard



[illegible]



Auction Details

- ❖ Date & Time: Thursday, 23 October at 12 noon
- ❖ Method: Online Auction
- ❖ Folio: WX45434F
- ❖ Note bidders are required to register in advance of our auction
- ❖ Legal: David Colbert, Sheehan & Co., 1 Clare Street, Dublin 2.

Maps & further details from the sole selling agents.

Sales Agent COLUM MURPHY

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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. PRA No. 002141

