



## For Sale

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Asking Price:  
€925,000

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57-58 Main Street  
Arklow  
Co Wicklow  
Y14 Y6P2

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A rare opportunity to acquire a prime development site extending to just over half an acre, superbly located in the heart of Arklow town.

This well-positioned parcel of land offers excellent potential for a variety of development options (subject to the necessary planning permissions). Benefiting from an unrivalled town-centre location with all amenities on your doorstep, including shops, cafés, schools, library and public transport links.

The retaining wall located to the rear of site 58 Main Street is formed in situ with reinforced concrete, providing a robust primary structural engineered to support the load demands of potential future high-rise development on the site. Additionally, Uisce Eireann have made allowances for future service connections to the rear of site as part of the recent remedial works undertaken on the drainage network in this area.

The site extends from the main street to the river and is adjacent to Main Street car park with vehicular access to the rear. It offers views overlooking the Avoca River, creating an attractive setting in this central location.

Combining size, location, and accessibility, this site represents an excellent opportunity for developers, investors, or those seeking a centrally located development to deliver a high-profile project in one of Arklow's most convenient and sought-after locations. This site is on mains services including connection to new sewer line to rear at River Walk.



## Special Features & Services

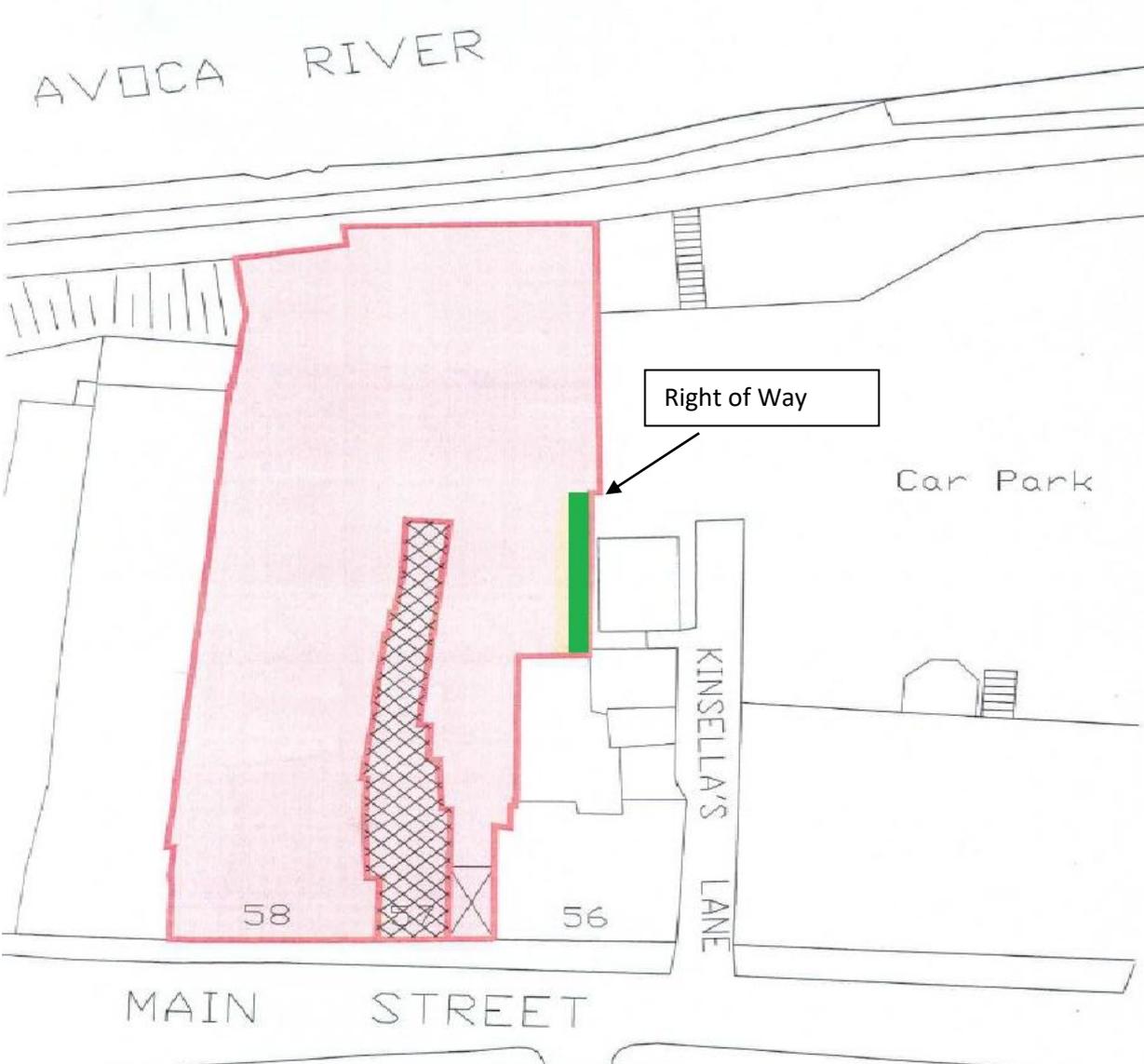
- Development land extending to just over 0.5 acres
- Main Services
- New sewer line connection
- Prime town centre location in Arklow
- Alongside a public car park
- Lovely views over the Avoca River & Nature Reserve
- All amenities within immediate walking distance
- Excellent development potential (subject to planning)
- The adjoining property 56 Main Street has access to car park via the right of way (Highlighted in green below)



## Directions

Eircode is Y14 Y6P2





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This Drawing is to be read in conjunction with all other drawings, documents and specifications for the project works.

This Drawing must not be scaled off. All dimensions in millimeters unless otherwise stated. All construction and plant or equipment to be installed to Sherry FitzGerald Architects Ltd. for installation and to information prior to proceeding.

Main Contractor responsible for ensuring all works completed by them are in compliance with current Building Regulations of the time of construction.

Main Contractor responsible for seeking out the works, coordination of the works and close checking of all work up to completion, ordering, fabrication or installation. Main Contractor to report all and any discrepancies to the project. Available at an interview of same prior to proceeding.

Main Contractor is responsible for notifying the Architect of all and any relevant information needed in order to plan, understand, coordinate or control the project works.

Refer to Structural Engineer's drawings and documents for all Civil and Structural works in this project.

Refer to Building Services Engineer's drawings and documents for all Mechanical and Electrical works in this project.



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