

GOREY — HILL —

GOREY,
CO. WEXFORD

RESIDENTIAL DEVELOPMENT SITE

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Red line for illustration purposes only



Superb residential development site extending to 38 acres (approx.).



31 acres (approx.) are zoned Residential while the remaining 7 acres (approx.) are zoned Open Space and Amenity.



An SHD planning application has been lodged on the lands for the construction of 421 no. residential units and creche. A decision on the application is now overdue from An Bord Pleanála.



The lands are situated directly opposite 3 schools - Gorey Educate Together National School, Creagh College and Gaelscoil Moshíológ.



The lands are within walking distance of all the amenities of Gorey town.



Gorey Train Station is within 2km providing commuter rail services to Dublin City centre. Also, Exit 23 off the M11 Motorway is within approx. 4km providing access to the wider motorway network.

A Superb Residential Location



- 1 Gaelscoil Moshíológ
- 2 Gorey Educate Together National School
- 3 Creagh College
- 4 St. Joseph Primary School
- 5 Tesco Extra
- 6 Gorey Shopping Centre & Dunnes Stores
- 7 Gorey Town Centre
- 8 Amber Springs Hotel & Health Spa
- 9 Gorey Park
- 10 M11 Motorway
- 11 Gorey-Carnew Road (R725)
- 12 Kilnahue Road
- 13 Courtown
- 14 Seafeld Hotel & Spa Resort

GOREY
— HILL —

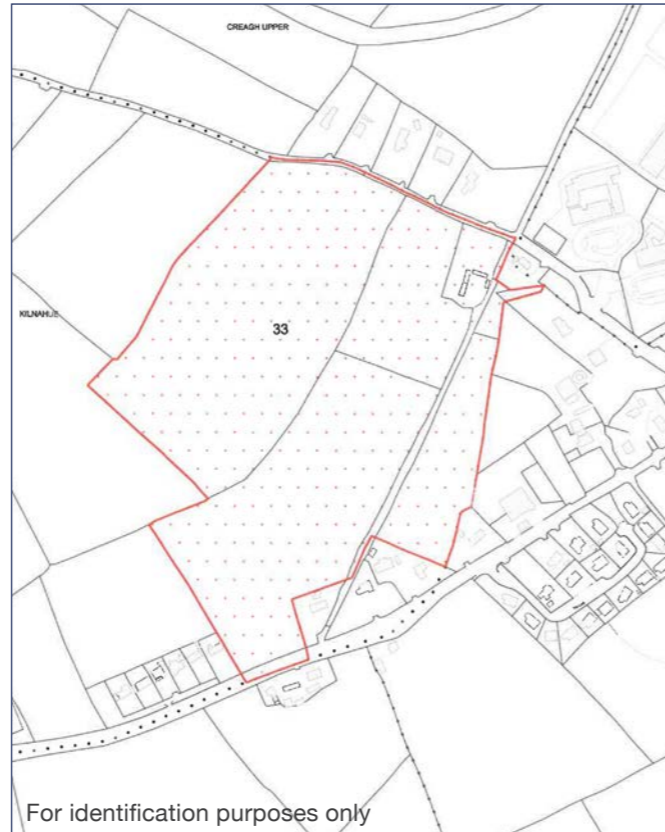
Site Details

The entire holding extends to approx. 38 acres and benefits from frontage to both the Gorey-Carnew Road and Kilnahue Road.

The lands are situated directly opposite 3 schools - Gorey Educate Together National School, Creagh College and Gaelscoil Moshíológ. Furthermore, the lands are within walking distance of all the amenities of Gorey town.

Gorey Train Station provides commuter rail services to Dublin City centre. Also, Exit 23 of the M11 Motorway is a short drive away providing access to the wider motorway network.

Gorey has had a 14% population growth in the past six years according to the provisional population data from the 2022 Census. According to the data, the population of the Gorey Local Electoral Area (LEA) grew from 27,351 to 31,123 between 2016 and 2022, making it the fastest growing LEA in the county. The Gorey Local Electoral Area has almost the same population as the Wexford Local Electoral Area. The Census 2022 results show that Wexford has seen a rise to 163,527 or 9.2%.



Zoning Details

The lands are zoned under the Gorey Town & Environs Local Area Plan 2017 – 2023. In May 2022, Wexford County Council extended the duration of this LAP for a period of 3 years until 2026.

Under this Plan, approx. 31 acres are zoned Residential (R), that is *'To protect and enhance the residential amenity of existing and developed communities and to provide for new residential development, associated residential services and community facilities'*.

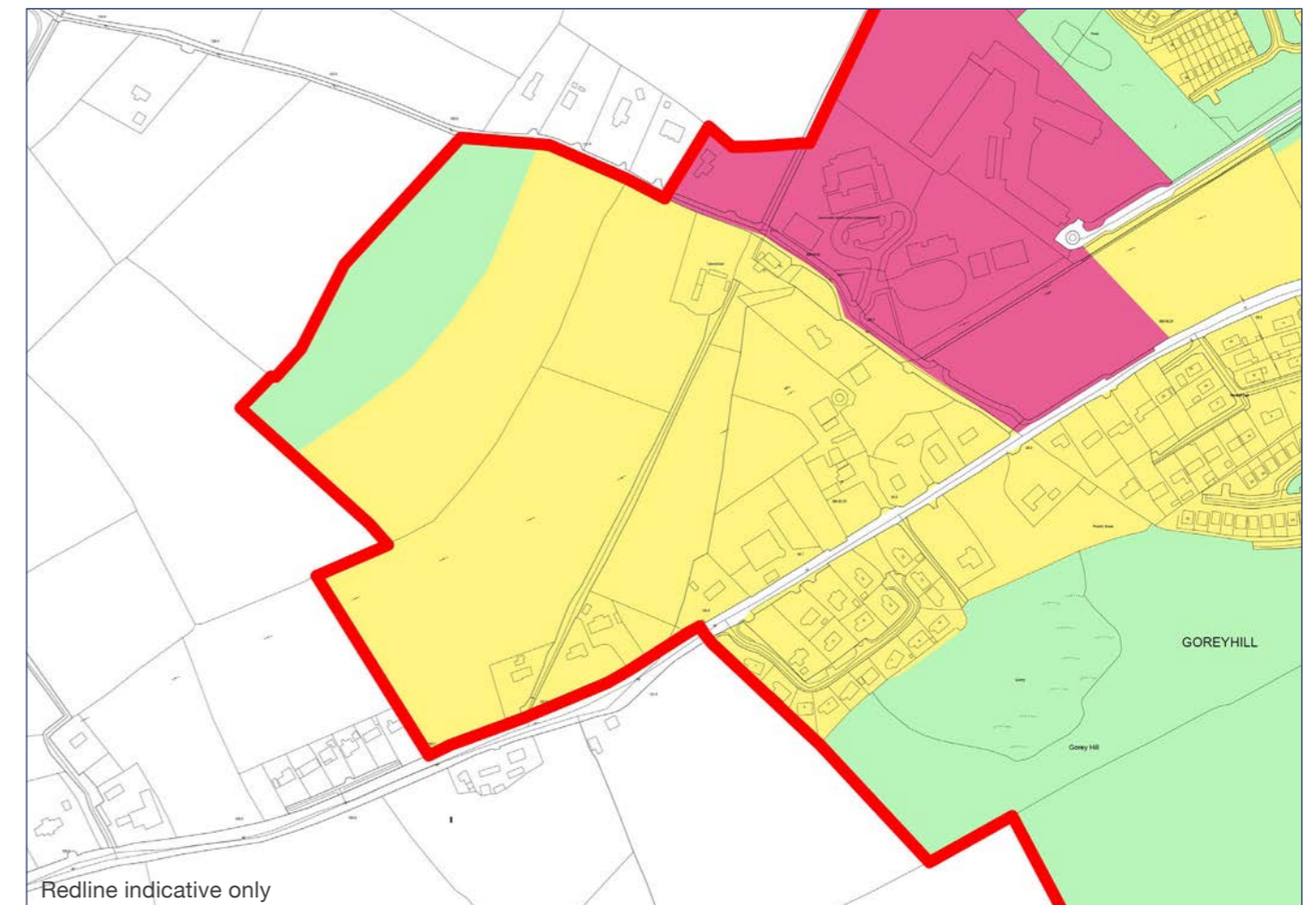
The Plan states that with regard to undeveloped residential land, the purpose of Residential (R) zoning is to provide for new residential development and associated uses. While housing is the primary use in this zone, recreation, education, childcare facilities, community buildings, sheltered housing and local services will also be considered subject to the preservation of neighbouring residential amenity. Limited

convenience shopping facilities may be considered to serve the needs of local residents in accordance with Section 7 Retail and the Retail Strategy in the CDP.

The remaining approx. 7 acres are zoned Open Space and Amenity (OS), that is *'To protect and provide for recreation, open space and amenity areas'*.

The Plan states that the objective of the Amenity (OS) zoning is to retain and protect all existing open spaces, both passive and active. Development that would result in a loss of established open space or lands zoned for open space and amenity will not normally be permitted. An exception may be made to this restriction where compensatory provision is made elsewhere in the town at an appropriate location.

The lands also form part of the Creagh Neighbourhood Plan within the LAP.



SHD Planning Application

An SHD planning application (Bord Pleanála Case reference: TA26.313226) has been lodged on the lands for the construction of 421 no. residential units, a creche and community facilities. A decision on the application is now overdue from An Bord Pleanála.

The proposed development is of an attractive design and will provide single family units in a variety of two,

three and four bedroom houses together with one, two and three bedroom apartments and duplex units. This will provide significant diversity of dwelling types to meet the policy stated in the Gorey LAP 2.3.7 Housing Mix. The proposal also allows for a wide choice of dwelling types meeting the needs of people of all age groups and stages of personal and family life.

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Houses	-	-	115	18	133
Apartments	76	145	7	-	228
Duplex	4	26	30	-	60
			Total Units		421



SHD Site Plan

Full details of the sale are available on the Dataroom which can be found at:

www.gorey-hill.com

CONTACT:



PSRA Registration Number:
001266

James Meagher

T: +353 1 634 2466
D: +353 1 634 2474
M: +353 86 255 4060
James.Meagher@ie.knightfrank.com

Finín O'Driscoll

T: +353 1 634 2466
D: +353 1 775 8005
M: +353 86 049 2114
Finin.ODriscoll@ie.knightfrank.com



PSRA Registration Number:
001510

James Kinsella

T: +353 53 943 0088
M: +353 87 233 9488
James@olearykinsella.com

SOLICITOR:

**SMITH FOY
& PARTNERS**
SOLICITORS

Aideen Dennehy

T: + 353 1 676 0531
aideen.dennehy@smithfoy.ie

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