

FOR SALE

AMV: In Lots

File No. E616.KD

Sites For Sale 4 Individual Lots / One Entire Lot

An Excellent Residential Development Opportunity in Oilgate Village, Co. Wexford

- Four individual adjoining sites or one entire lot for sale.
- Established village location with excellent access to the N11/M11.
- Approximately 10–12 km from Wexford Town and 10 –11 km from Enniscorthy.
- All village amenities including local school and childcare facilities.
- Attractive setting combining village and countryside living.
- Oilgate to be bypassed by the extension of the M11 to Rosslare.
- Development potential for individual residential dwellings, subject to obtaining the necessary planning permissions and satisfying all relevant planning, access, servicing and other requirements.
- For further details, contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



Pricing

- Lot 1 - 1.17 hectares or 2.89 acres - €160,000
- Lot 2 - 0.90 hectares or 2.23 acres - €125,000
- Lot 3 - 1.21 hectares or 3.00 acres - €165,000
- Lot 4 - 0.45 hectares or 1.12 acres - €100,000
- Lot 5 - Entire 3.74 ha / 9.24 acres - €550,000

Location

Oilgate is a popular and well-established village situated approximately 10–12 km north of Wexford Town and 10–11 km south of Enniscorthy. Its location offers an appealing combination of village convenience and countryside surroundings, with excellent access to the region's principal road network. The N11/M11 is readily accessible, providing straightforward connections towards Enniscorthy, Gorey and Dublin to the north, and Wexford Town and Rosslare to the south. For those commuting for work or education, the location provides the opportunity to enjoy the benefits of a quieter village setting without being isolated from larger urban centres.

A rare opportunity to acquire four individual sites, ideally positioned in and around the established village of Oilgate, Co. Wexford. Offering the potential for the development of individual residential dwellings, subject to the necessary planning permissions, these sites are ideally suited to those seeking to create a family home in a well-established village environment, while also offering an attractive opportunity for builders and developers.

The nearby towns of Wexford and Enniscorthy provide an extensive choice of larger retail, employment, educational, healthcare, leisure and recreational facilities.



The Opportunity

The four sites provide an exciting opportunity to create four individual homes in an established and well-connected village location. Whether considered for individual purchasers looking to build their own home, or as an entire residential development opportunity, the sites benefit from their proximity to existing services and established residential development.

The combination of village amenities, accessible transport links and proximity to Wexford Town and Enniscorthy makes this an appealing location for modern family living.

Oilgate offers the best of both worlds — the character and community atmosphere of village life, together with convenient access to larger towns and the wider southeast region. For families, the availability of local services and community facilities is a particular attraction, while commuters will appreciate the excellent road connectivity.

These sites therefore represent an excellent opportunity to secure a residential development site in a well-established and highly accessible part of County Wexford.



Planning

The sites are being offered with residential development potential, subject to obtaining the necessary planning permissions and satisfying all relevant planning, access, servicing and other requirements. Prospective purchasers are advised to make their own enquiries with the relevant planning authority regarding the development potential and specific planning requirements and service availability applicable to each site.





Services

- ESB
- Mains water
- Broadband available





Sales Agent

Selling Agent: Kate Doyle

Contact No: 087 4867175

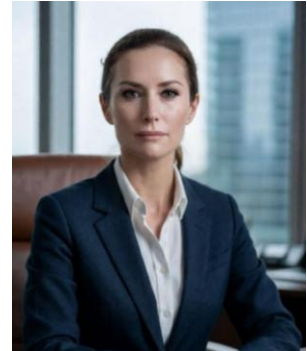
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