

FOR SALE

AMV: €80,000

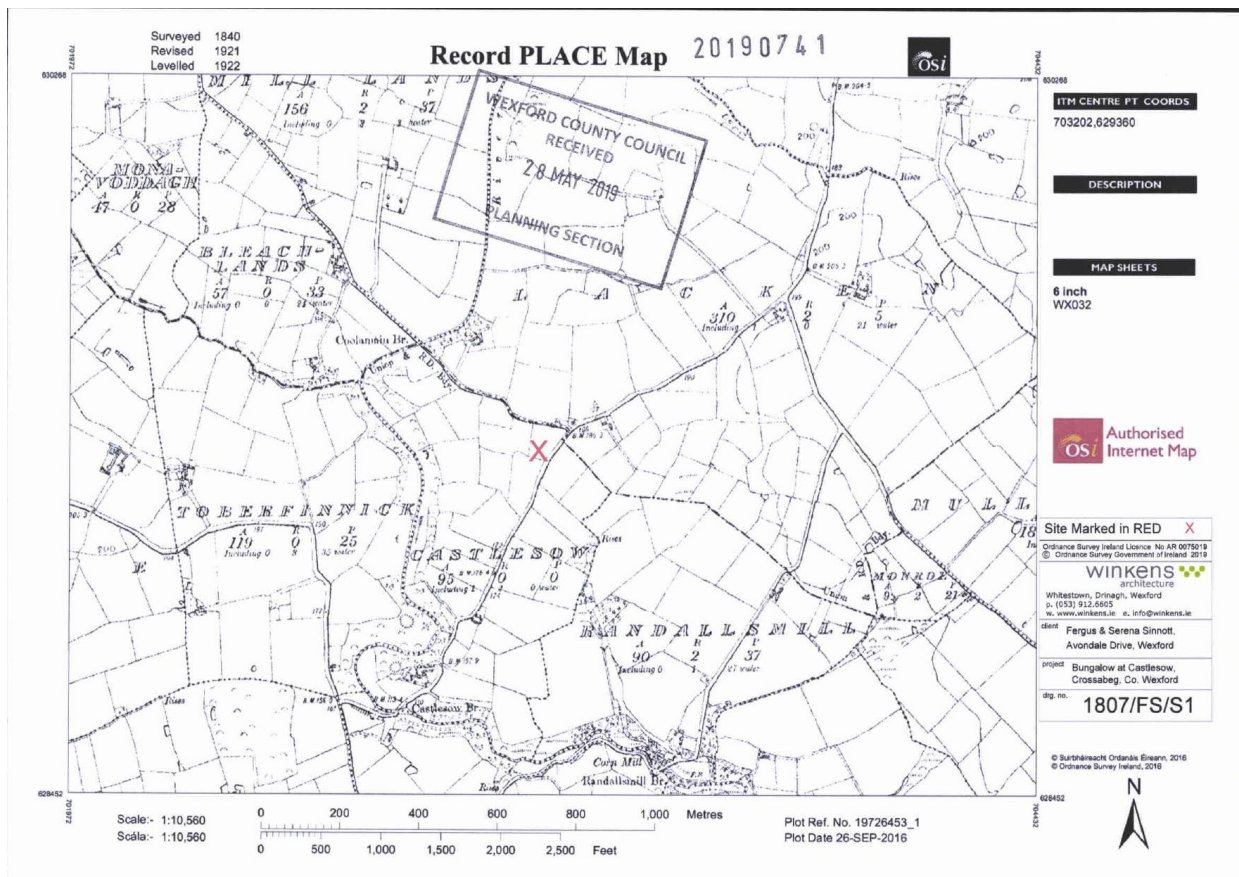
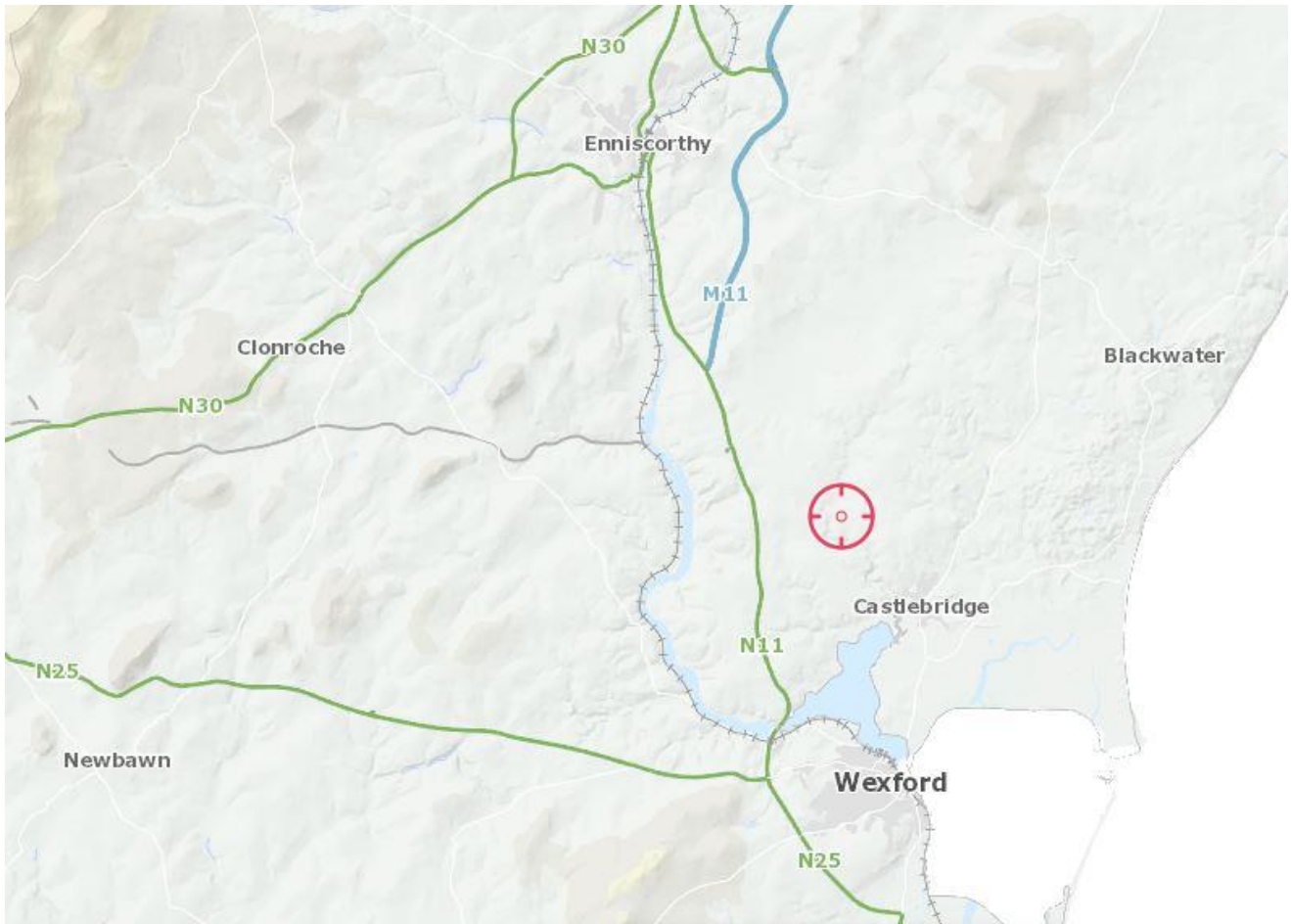
File No. c982.CWM



c. 0.66 Acre / c. 0.27 Hectares at Castlesow, Crossabeg, Co. Wexford

- Site with planning approved for a det. bungalow extending to c. 132.5 sq.m. / 1426 sq.ft.
- Approximately 5km from Wexford Town.
- Panoramic views over Wexford Countryside.
- Truly unique opportunity to acquire a site in a sought-after location.
- Full Planning Permission was granted in May 2019 under planning reg. No. 20190741. Applicants must meet local need requirement (Live or linkage to the area within a 7.5km radius of site. Section 47 applies: Principal private residence
- Directions: Google coordinates for the site: (52.4056818, - 6.4834899). The adjacent Eircode Y35 R274 (For Sale boards)

LOCATION MAP



FLOOR PLANS



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Planning

winkens architecture Whitestown, Drinagh, Wexford p. (053) 912.6605 w. www.winkens.ie e. info@winkens.ie	Drawing Floor Plan	Date 29.04.2019
	Client Fergus & Serena Sinnott, Ballydoyle, Ballybeg, Co. Wexford	Scale 1:100 (A4) Drawn zero winkens
Project Bungalow at Castlesow, Crossabeg, Co. Wexford	Drg. No. 1807/FS/PL1	





FOLIO: WX53558F

Property Details

Folio Number	WX53558F
Title Level	Freehold
Plan Number	CN4NQ
Property Number	1
Area of selected plans	0.27 hectares.
Number of Plans on this folio:	1
Address	Not Available

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*PRA Boundaries and Plan Areas are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

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Metadata:
XY: 703374, 629372
Scale: 1 : 1000
Townland: Castlesow
Barony: Shelmalere East
County: Wexford

SITE LAYOUT

20190741

Site survey based on

ODLA

O'Driscoll + Lynn Architects
Registered Architect, FRIAI
Knockenhy Business Park, Sinnottstown Lane, Wexford, Y35 VNK0

WEXFORD COUNTY COUNCIL
RECEIVED
28 MAY 2019
PLANNING SECTION



Site Layout

Total area of the site is 2750m² / 0.68 acre / 0.27 ha .

- EXISTING DYKE
- TREES TO BE REMOVED
- EXISTING TREES
- CONTOURS INTERVALS
- BOUNDARY LINE
- 1.5CBM SOAK AWAY
- BIOCRETE SEWAGE SYSTEM
- NEW PLANTED INDIGENOUS TREES & SHRUBS PLANTING TO NEW AND EXISTING BOUNDARIES WHERE NECESSARY CONSISTING OF OAK, ASH, BIRCH & MAPLE TREES AT 2M CENTRES WITH UNDERPLANTING OF BEECH HOLLY & LAUREL HEDGING
- INDICATES PROPOSED LOCATION OF THE HOUSE AND GARAGE INDICATED IN PLANNING APPLICATION PL REG NO 20161057

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winkens
architecture

Whitestown, Drinagh, Wexford
p. (053) 912.6605
w. www.winkens.ie e. info@winkens.ie

Drawing	Site layout	Date	24/05/2019
Client	Fergus & Serena Sinnott, Avondale Drive, Wexford	Scale	1:500 A3
Project	Bungalow at Castlesow, Crossabeg, Co. Wexford	Drawn	zeno winkens
		Drg. No.	1807/FS/S3



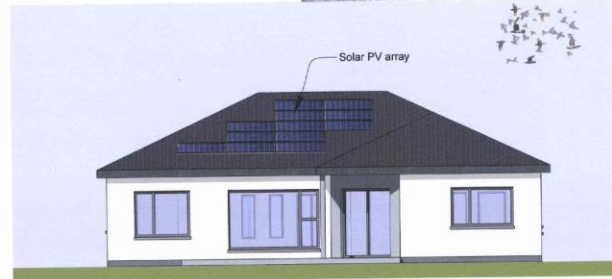
Front Elevation North



Side Elevation East



Side Elevation West



Back Elevation South

Planning

winkens architecture	Drawing	Elevations	Date	28th April 2019
	Client	Fergus & Serena Sinnott, Ballydoyle, Ballybeg, Co. Wexford	Scale	1:100
Whitestown, Drinagh, Wexford t. 053 912 6605 w. www.winkens.ie e. info@winkens.ie	Project	Bungalow ar Castlesow, Crossabeg, Co. Wexford	Drawn	zeno winkens
			Dwg No.	1807/FS/PL3

Sales Agent

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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