

NEW CRÈCHE FACILITY AT ROXBOROUGH MANOR, MULGANNON, WEXFORD

PURCHASE PRICE: €570,000 Plus VAT

RENT: €65,000 Per Annum Plus VAT

**Kehoe
& Assoc.**

AUCTIONEERS & VALUERS

FILE NO. E351.CM

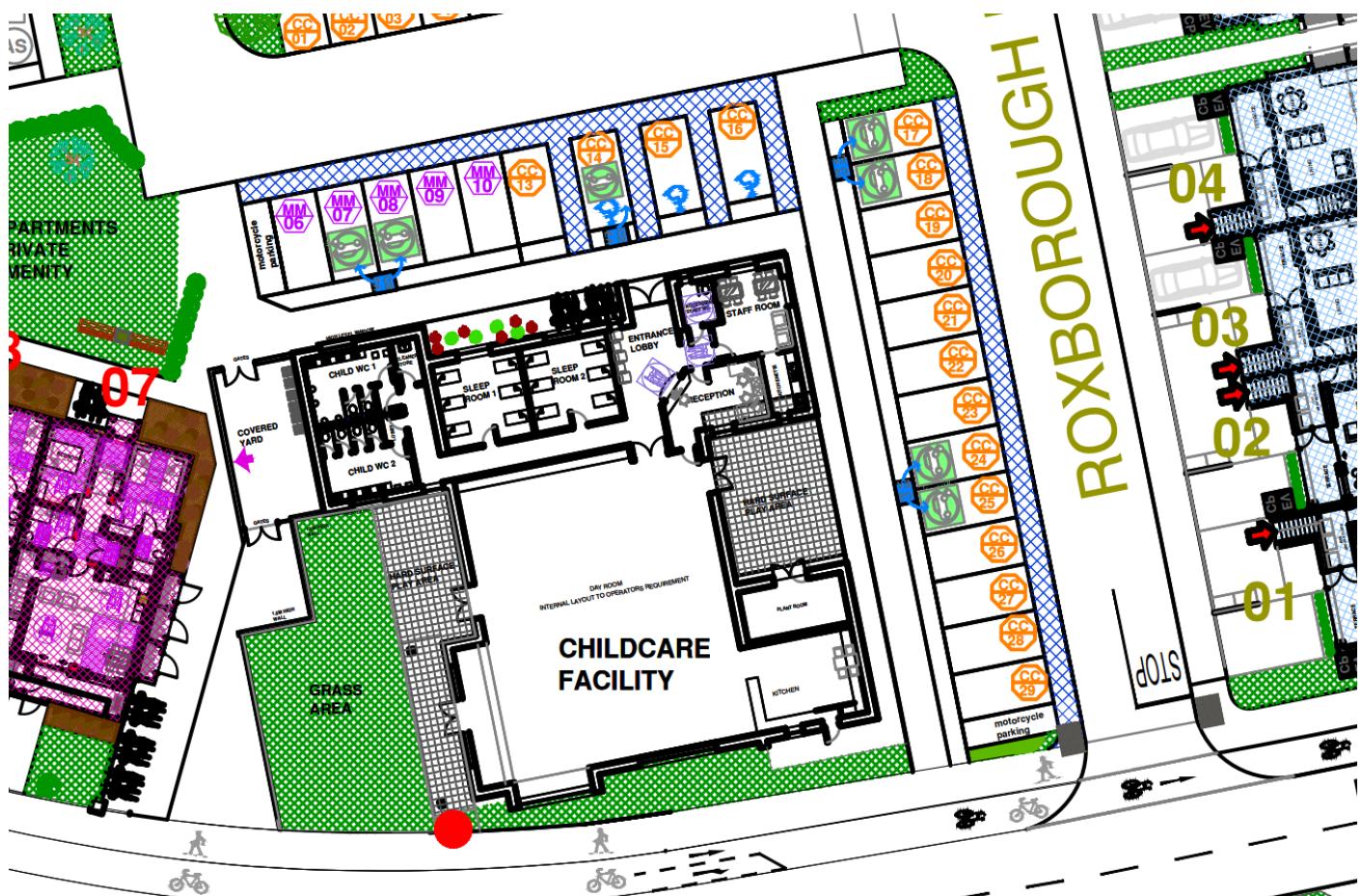
CRÈCHE FACILITY

Key Features

- ❖ Purpose-built new crèche facility
- ❖ Available to rent or purchase
- ❖ Purchase price: €570,000 plus VAT
- ❖ Rent: €65,000 per annum plus VAT
- ❖ Extending to 452 sq. m. (4,865 sq. ft.)
- ❖ Designed to accommodate approximately 75 childcare places
- ❖ 29 on-site car parking spaces plus a generous “drop-and-go” area
- ❖ Currently under construction and due for completion Q2 2026
- ❖ To arrange a suitable viewing time, Contact Wexford Auctioneers Kehoe & Assoc. on 053-9144393.

Location

The property is located within Roxborough Manor, Mulgannon, a growing residential area of Wexford Town. This location benefits from close proximity to the town centre while remaining positioned within an established and expanding suburban catchment, making it ideally suited for a childcare facility. The immediate area is characterised by a high concentration of residential developments, both existing and planned, creating strong demand for local childcare services. Roxborough Manor forms part of a wider residential expansion zone, ensuring a sustainable and long-term occupier base. A significant future advantage is the planned link road connecting directly to the Rosslare Road, which will further enhance accessibility and ease of movement to and from the area. This infrastructure improvement will substantially improve connectivity for parents, staff, and service providers alike.



ROXBOROUGHMANOR

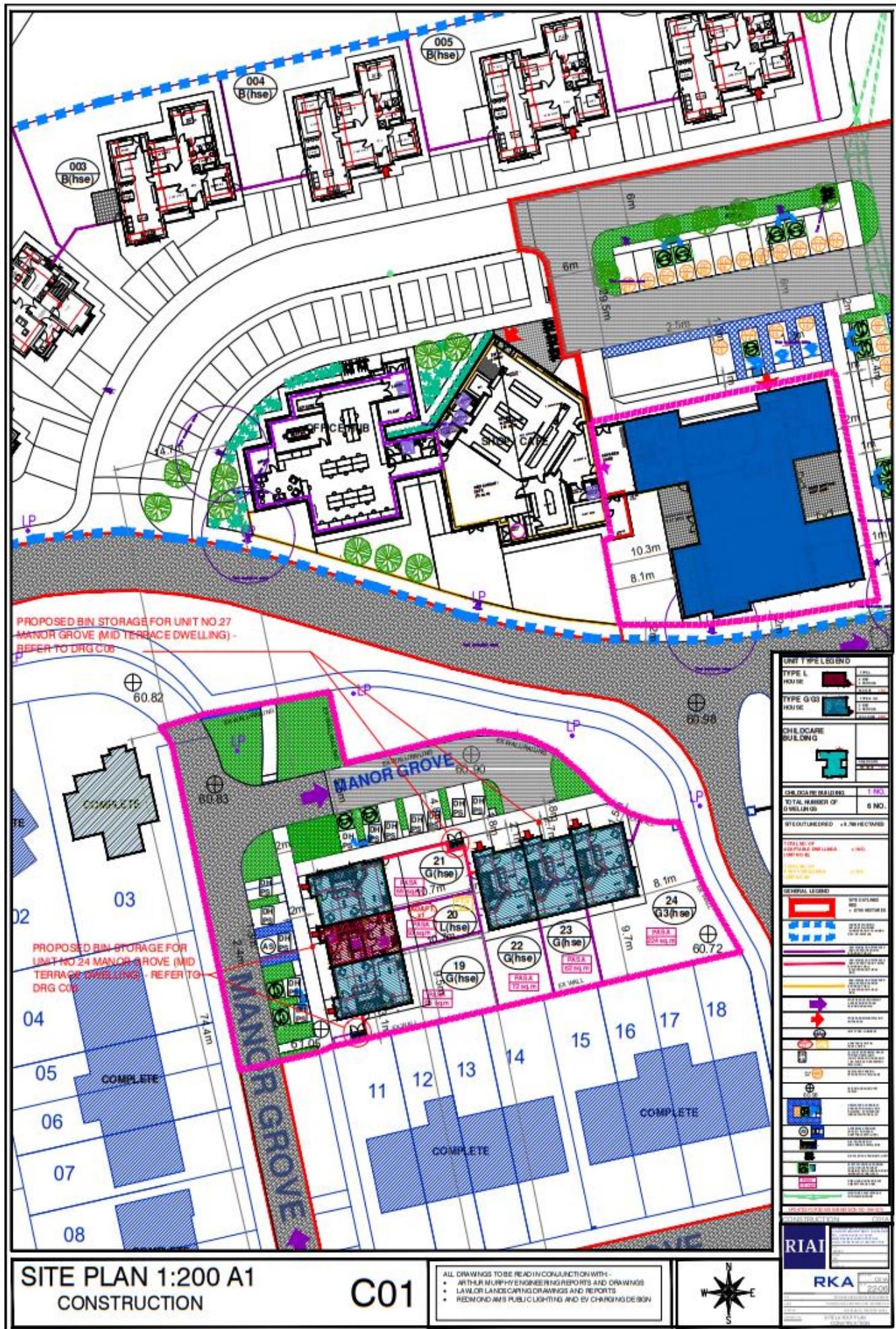
MULGANNON | WEXFORD

Description

This is a new, purpose-built crèche facility, currently under construction by Colm Neville Construction, and scheduled for completion in Q2, 2026. The building will be delivered to shell and core specification, allowing an incoming operator full flexibility to complete the internal fit-out to their own operational and regulatory requirements. The accommodation extends to approximately 452 sq. m. (4,865 sq. ft.), with the principal day room to be handed over in open-plan format. This allows for the occupier to determine their own room layouts, subdivisions, and finishes to suit their childcare model (sub-division works not included).

The design has been prepared to cater for circa 75 child spaces, subject to final regulatory approvals. A standout feature of the property is the provision of 29 dedicated car parking spaces, complemented by a large and well-designed “drop-and-go” area, which will significantly enhance safety, efficiency, and convenience during peak drop-off and collection times. This level of parking provision is exceptional for a childcare facility and adds considerable operational value.

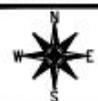
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**SITE PLAN 1:200 A1
CONSTRUCTION**

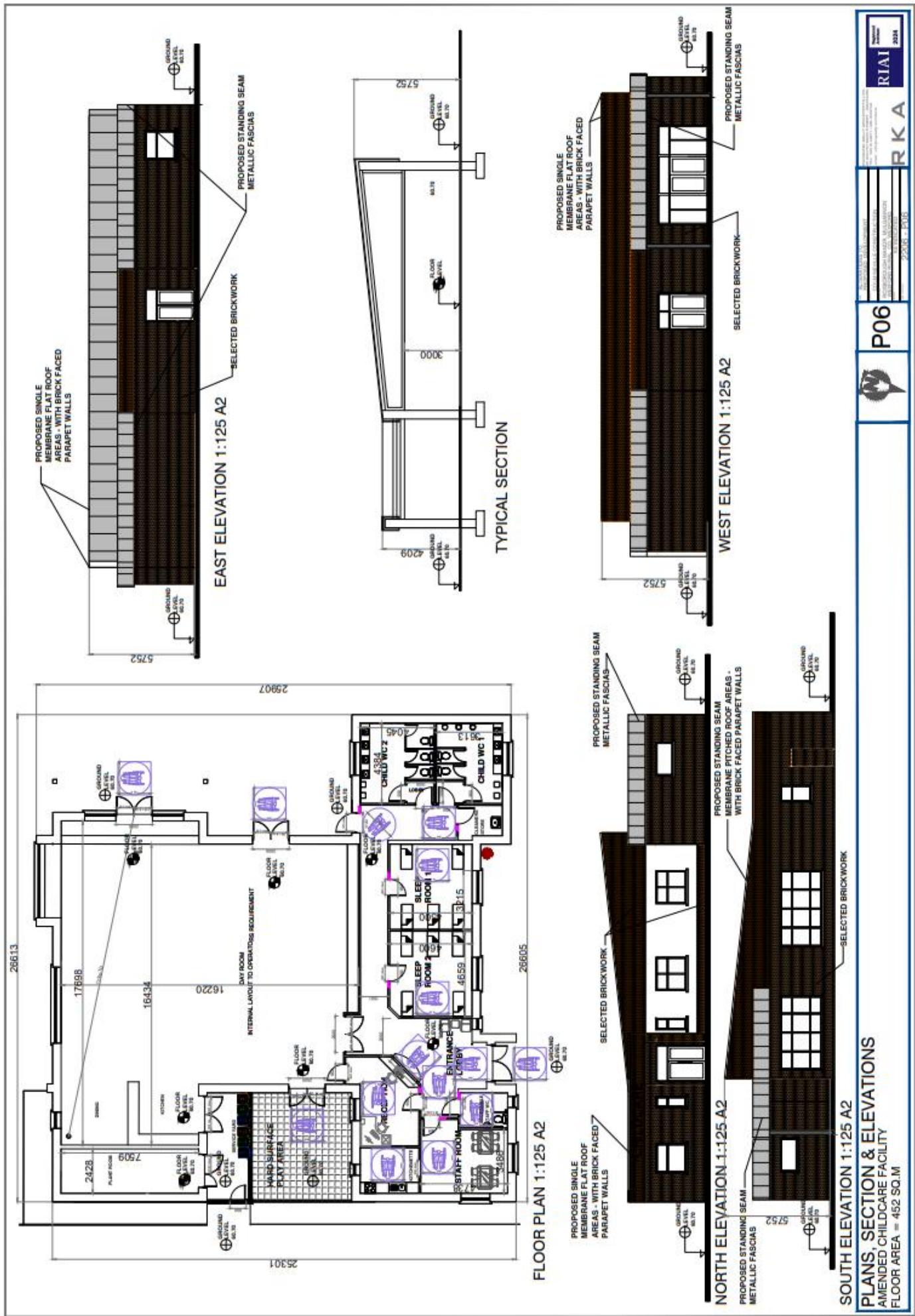
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ALL DRAWINGS TO BE READ IN CONJUNCTION WITH:-
• ARTHUR MURPHY ENGINEERING REPORTS AND DRAWINGS
• LAWYER LANDSCAPE DRAWINGS AND REPORTS
• REDWOOD AND AMB PUBLIC LIGHTING AND EV CHARGING DESIGN



PIAI

RKA



Building Energy Rating (BER): Available on Request

VIEWING: Strictly by prior appointment with the sole selling agents.

Selling Agent: Colum Murphy

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Email: sales@kehoeproperty.com



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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. PRA No. 002141

