

FOR SALE BY ONLINE AUCTION

Thursday 14th August, 2025 at 12 Noon

Development Site at Belvedere Road, Wexford

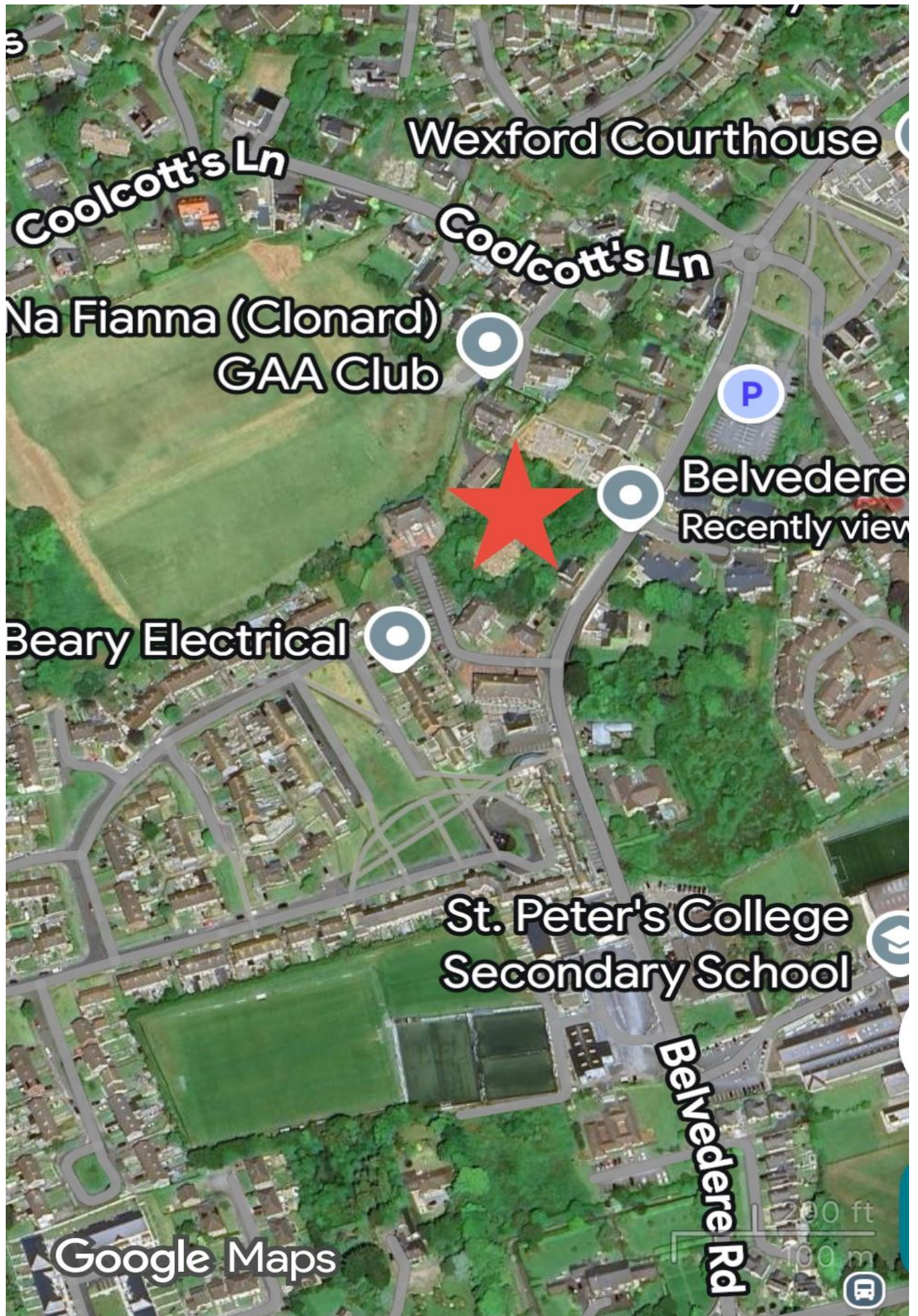
AMV: €450,000

D823



- ❖ Kehoe & Assoc are delighted to present this prime development opportunity located at Belvedere Road, in one of Wexford's town's most established and sought-after residential areas.
- ❖ The site of the former Belvedere House, this property offers an exceptional opportunity for residential development (subject of course to the necessary planning permission), situated within walking distance of Wexford's schools, supermarkets and all local amenities.
- ❖ The site was zoned "residential -medium" in the recently expired Wexford town Development Plan, underlying its strong development potential.
- ❖ The site would be ideal for a new residential development and is suitable for all types of builders and developers, from those seeking to deliver high-end homes to those exploring opportunities for higher density housing schemes.
- ❖ This site benefits from good road frontage and excellent access together with established residential surroundings, making it an attractive prospect in a desirable location.
- ❖ Please note bidders are required to register in advance of this auction. Please log onto kehoeproperty.com

**Kehoe
& ASSOC.**



Urban PLACE Map

For General Information Purposes Only
Please See Contract Map

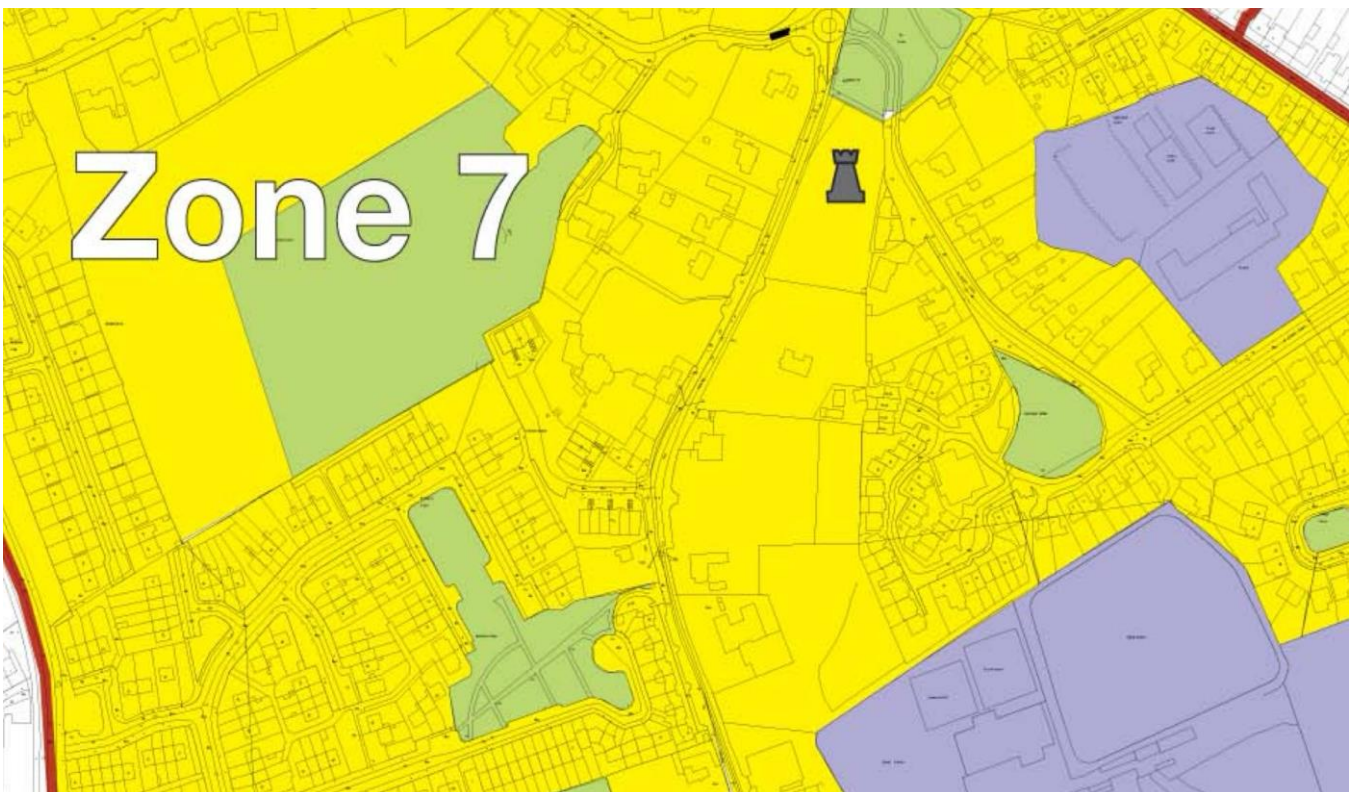


Location

This is the site of the former Belvedere House, set in a mature and established neighbourhood and within walking distance of Wexford's main street. All amenities are close to hand including Pettitts Supervalu, St. Aidans Shopping Centre, primary and secondary schools including the Mercy at Johns Road and St. Peters secondary school. It is also close to churches and Wexford General Hospital. This location is within close proximity to Wexford's bus and rail stations, making it ideal for families alike. A 10 minute walk will take you to shops, cafes, restaurants and all cultural amenities. There is quick access to the N11/N25 connecting Wexford to Rosslare Harbour, Waterford and M11 to Dublin. Nearby leisure amenities include Wexford Golf Club, Wexford Harbour Boat & Tennis Club and scenic walks at Redmond Park.

Wexford is the County Town with an urban population in the region of 20,000 people - (Source: CSO Census 2016). The preliminary results of Census 2022 show that County Wexford's population has seen a rise of 9.2% since 2016. At the time of the last census County Wexford recorded a population of 149,425. The Central Statistics Office (CSO) has revealed that Wexford has seen a rise to 163,527 or 9.2%. This increase was slightly above the national increase of 7.6%, with Ireland recording a population of 5.1 million as of April 3, 2022.

Wexford has become an increasingly popular location to live, as people seek to escape the crowded capital, and this has combined with an increasing trend towards working from home. Wexford saw one of the highest levels of inward migration since 2016, with 9,487 people opting to move here. It was by far the highest in the south-east, with Waterford gaining 7,564, Carlow 2,807 and Kilkenny 1,756. In fact, Wexford saw the fifth highest number for estimated net migration in Ireland. (Source: CSO Census 2022)



Description

This prime development site enjoys good frontage and access onto Belvedere Road. It was zoned residential-medium in the recently expired Wexford Town Development Plan, reinforcing it's residential potential. It is perfectly suited to a new housing scheme, ideal for builders and developers of all scales, from small-scale infill developers to established regional, national builders.

The surrounding neighborhood is well regarded for it's convenience and proximity to all essential services. This is the site of the former Belvedere House which was demolished last year. It is rare to find a site with such location, zoning and accessibility in Wexford town. The site extends to c. 0.51 hectares /1.26 acres or thereabouts.

Early expressions of interest are strongly advised, full particulars, maps and auction registration details are available from the sole selling agents, contact Colum Murphy at Kehoe & Assoc. 053-9144393 or email sales@kehoeproperty.com.





Maps & further details from the sole selling agents.

Sales Agent COLUM MURPHY

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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

