

FOR SALE BY ONLINE AUCTION

Thursday 21st August, 2025 at 12 Noon

Former Health Centre,
Camolin, Co. Wexford

Reserve: €165,000

E113.CM



To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of HSE Former Health Care Centre, Camolin, Co. Wexford

- Former health centre extending to c. 152 sq. m. / 1,638 sq. ft., set on a c. 0.15 hectares / 0.37 acres site with vehicular access from the R772.
- Prime location in Camolin just 10 minutes from Gorey, 15 minutes from Enniscorthy, 20 minutes from Arklow and 1 hour from South County Dublin.
- Potential for residential conversion (subject to planning permission), which may qualify this premises for the Vacant Property Refurbishment Grant.
- Enclosed yard with ample parking and an adjoining outbuilding offering further development potential.
- A superb opportunity to establish a business, community facility, or redevelop for residential use.
- For further details and viewing times, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

Location

This property is ideally situated in Camolin Village, North Wexford. Camolin offers a range of amenities including a primary school, local shops, cafés and sporting clubs. Gorey Town is just 10 minutes north of this location, providing an extensive selection of secondary schools, boutiques, supermarkets, restaurants, and excellent transport links.

This area benefits from direct access to the M11 motorway, placing Dublin City Centre within approximately 75 minutes' drive and South County Dublin within 60 minutes' driving distance. The property's location makes it particularly attractive to buyers from Dublin's hinterland seeking commercial or redevelopment opportunities in a peaceful yet accessible rural setting.

The scenic North Wexford countryside offers an exceptional lifestyle, with Camolin Wood and Millennium Forest and golden beaches within easy reach.



Former Health Centre, Camolin, Co. Wexford

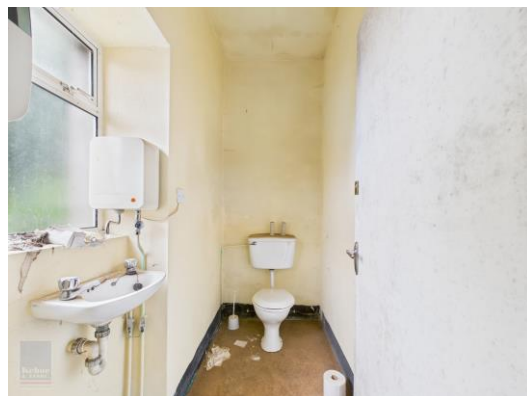
This substantial former healthcare centre extends to c. 152 sq.m. / 1,638 sq.ft. and is set on a c. 0.15 hectares / 0.37 acres plot. The property is in need of refurbishment but offers enormous potential for a variety of future uses. It is ideally suited to many types of businesses including healthcare, wellness, childcare, or office space, and also holds clear residential conversion potential (subject to planning permission).

The ground floor accommodation includes a spacious entrance hallway, a W.C., 4 rooms, and a storage room. There is also a porch with an external access door. The rear of the property can be accessed from the hallway, and there is an adjoining outbuilding comprised within the folio. On the first floor there are 4 rooms and a landing area, offering flexible space for reconfiguration.

The property benefits from excellent road frontage onto the R772, with ample space for parking to the rear. This former health centre will be offered for sale by public online auction on August 21st, 2025, with a disclosed reserve of €165,000. Early viewing is highly recommended.

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ACCOMMODATION

Ground Floor

Entrance Porch 2.03m x 1.96m

Entrance Hallway 6.66m x 1.96m

Room 1 4.22m x 3.83m

Room 2 4.23m x 3.79m

Porch 2.77m x 2.73

Room 3 3.98m x 2.65m

Room 4 3.69m x 3.80m

W.C. 2.30m x 1.10m

Storage Room 3.65m x 2.58m

Staircase to first floor and rear access door.

With w.h.b.

With w.h.b.

Side access door.

With w.h.b.

With w.c. and w.h.b.

First Floor

Landing 5.71m x 1.96m

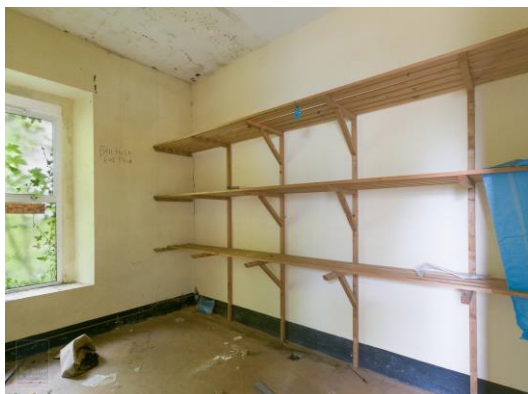
Room 5 3.79m x 4.26m

Room 6 4.28m x 3.80m

Room 7 4.22m x 4.24m

Room 8 4.28m x 4.23m

Net Internal Area (NIA): c. 152 sq. m. (c. 1,638 sq. ft.)





Features

- Substantial commercial premises
- Acc. extending to c. 152 sq.m. / 1,638 sq.ft.
- Excellent investment opportunity
- Two floors with flexible internal layout
- Vacant and ready for refurbishment
- Potential for residential conversion (S.T.P.P.)

Outside

- c. 0.15 hectares / 0.37 acres plot
- Enclosed rear yard area
- Vehicular access
- Ample parking at rear
- Outbuilding comprised within the folio
- Folio WX22435F

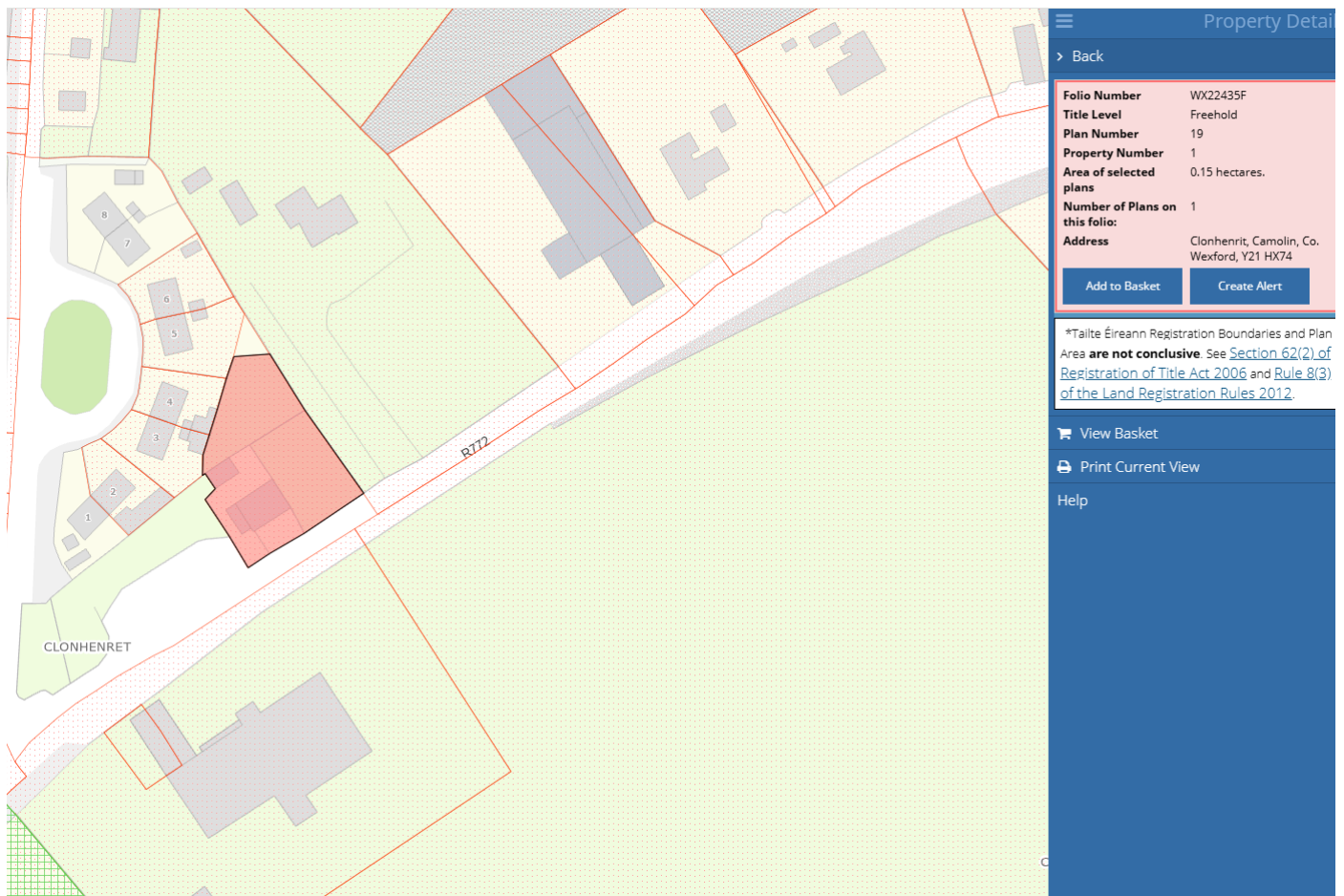
Services

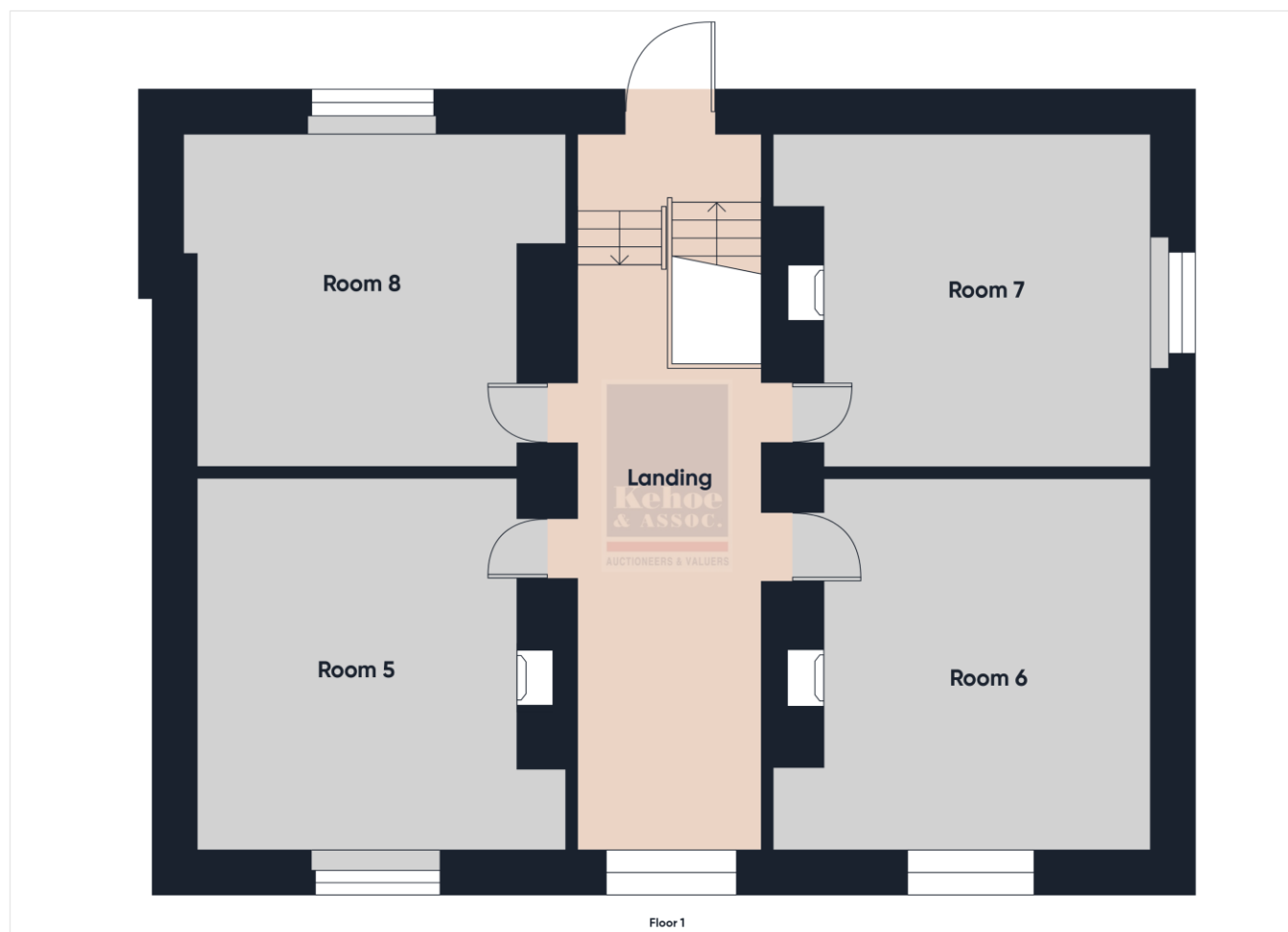
- Mains water
- Mains drainage
- ESB
- Electric storage heating
- Fibre broadband available

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

DIRECTIONS: From Gorey, take the R772 south for Clogh. Continue for 7.5km, passing through Clogh, and turn right at the roundabout for Camolin. In approximately 3.5km, the property for sale is located on the right-hand side (For Auction boards). **Eircode: Y21 HX74**

From Enniscorthy, take the R772 north for Ferns. Continue straight on the R772 passing through Ferns and after approximately 6km you will reach Camolin. The property for sale is located on the left-hand side (For Auction boards).





Building Energy Rating (BER): G BER No. 800872541
Energy Performance Indicator: 729.02 kWh/m²/yr

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Selling 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

