



GLENVILLE ROAD, WEXFORD  
EXCEPTIONAL 'READY TO GO' DEVELOPMENT SITE  
**F.P.P. 40 Detached Luxury Homes – For Sale**



# PROPERTY HIGHLIGHTS

- Prime development opportunity at a prominent site adjacent to Wexford Town.
- Located adjacent the Maldon Hotel, fronting the Newtown Road and Glenville Road.
- An established mature residential location and benefits from a wide range of services and amenities in the surrounding area.
- The subject lands are close to the N25/N11 Dublin Road and only 10 minutes driving distance from the M11 Motorway connection at Oylegate.
- A 'Ready to Go' development site with the benefit of Full Planning Permission for 40 detached luxury homes. The site is quite regular in shape and extends to approximately 18 acres/ 7.28 hectares
- The site benefits from a low density development of 40 detached homes. Architect designed, there are six different house type ranging in floor area from 216 sq.m. to 238 sq.m.

LAYOUT SCHEDULE					
House Type	No. of Types	Sq.m.	Sq.ft.	No. of Beds	Description (All detached)
A	4	216	2,324	4	Two-Storey
B	5	238	2,560	5	Two-Storey
C	2	216	2,324	4	Two-Storey
D	11	225	2,411	5	Split Level, Two-Storey
E	15	220	2,367	5	Split Level, Two-Storey
F	3	210	2,259	5	Split Level, Two-Storey



# LOCATION

- The beautiful historic and diverse county of Wexford is located on the Southeastern-most corner of the isle of Ireland. In recent years developments in infrastructure, education and the arts have led to it becoming one of the most innovative, bustling places in the country.
- Results from the Census 2022 show that Wexford's population has seen a rise of 9.2% since 2016. Wexford saw one of the highest levels of inward migration during this period, with 9,487 people opting to move here. It was by far the highest in the South-East, in fact Wexford saw the 5th highest number of estimated net migration in Ireland. Wexford has become an increasingly popular location to live in as people seek to escape the crowded Capital and this combined with the increased trend towards working from home.
- Wexford boasts a thriving town centre with a combination of indigenous, national and multi-national retailers. Wexford is a most attractive place to live, work and raise your family. There is an extensive range of amenities and given its coastal location there are a host of 'Blue-Flag' sandy beaches on your doorstep.



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- Wexford is a historic town, known for its medieval lanes and the home of the National Opera House. It has an abundance to offer as a place to work, live, visit and do business.
- This is an exceptional opportunity to acquire this parcel of development land with considerable potential.
- With the recent improvements in the roads network and the new M11 Motor connection, it brings this area of the South-East even more accessible to Dublin. Newtown Road is a truly proven selling location, surrounded by strong residential estates.



- 3D view site



## Further Information / Viewing

For further details contact the sole selling agents Kehoe & Assoc.

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