

# FOR SALE

AMV: €95,000

File No. E485.BF

## FOR SALE

c. 3 acre/c. 1.21 hectare  
site with OPP.

### **c. 3 Acre Site with Outline Planning Permission at Common, Bridgetown, Co. Wexford**

- Enjoying a peaceful countryside setting, this substantial site benefits from extensive road frontage and a highly convenient location within easy reach of a wide range of local amenities. The site is situated just 2.3km from the village of Bridgetown, 11km from the picturesque village of Kilmore Quay, and less than a 15-minute drive from Wexford Town.
- Bridgetown offers an excellent selection of amenities, including Medical Center, shops, restaurant, pharmacy, post office, garage, hair salon, takeaway and secondary school. A choice of primary schools and childcare facilities is also available nearby.
- The site is being offered for sale with the benefit of Outline Planning Permission for the construction of one dwelling house (Planning Register No. 20241086). Prospective purchasers should note that, to the best of our understanding, planning permission in this area may be subject to a local housing need requirement.

# OUTLINE PLANNING PERMISSION DRAWING ONLY

<b>PROJECT INFORMATION</b>	
Address: [Redacted]	Client: [Redacted]
Site Name: [Redacted]	Project No: [Redacted]
<b>DATE</b>	
Issue Date: [Redacted]	Revision: [Redacted]
<b>DESIGNER</b>	
Company Name: [Redacted]	Contact: [Redacted]
<b>APPROVALS</b>	
Author: [Redacted]	Check: [Redacted]
Drawn: [Redacted]	Scale: [Redacted]
<b>NOTES</b>	
1. This drawing is for planning purposes only and does not constitute a contract.	
2. All dimensions are to be taken from the center line of the road unless otherwise stated.	
3. The site is shown in red on the site plan and is outlined in red on the site plan.	
4. The site is shown in red on the site plan and is outlined in red on the site plan.	
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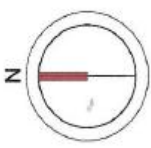
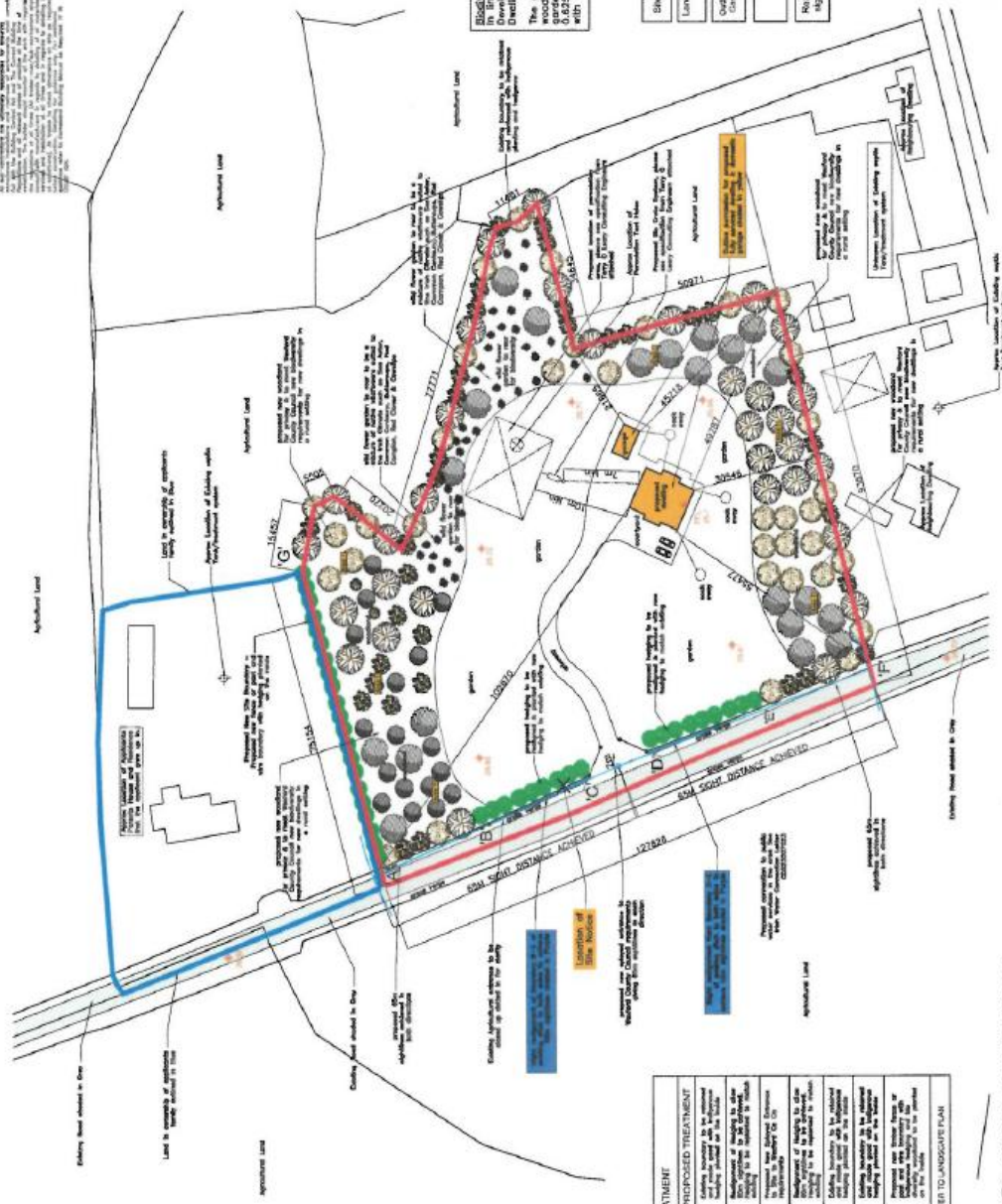
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**Bioregionality**  
 In line with new regulations of the Westford Development Plan 2022-2028 (Topic 3-3 Site Spacing, Breeding, Flower Area & Biodiversity Requirements).  
 The site size is 1.25 HA and the proposed new garden to rear and existing mature boundary is 0.025HA approx which is 50% of the site and in line with Westford County Development Plan.

Site subject of this application outlined in Red	[Red Box]
Land in ownership of applicants family outlined in Blue	[Blue Box]
Outline Permission for Proposed Dwelling & Domestic Outbuildings to rear garden (as proposed in plans)	[Orange Box]
Existing Road shown in Grey	[Grey Box]
Realignment of Existing Drain to achieve 60m sightlines in both directions outlined in Purple	[Purple Box]

Site Name	[Redacted]
Client Name	[Redacted]
Client Address	[Redacted]
Client Contact	[Redacted]
Client Email	[Redacted]
Client Phone	[Redacted]
Client Fax	[Redacted]
Client Website	[Redacted]
Client LinkedIn	[Redacted]
Client Instagram	[Redacted]
Client Facebook	[Redacted]
Client Twitter	[Redacted]
Client YouTube	[Redacted]
Client SoundCloud	[Redacted]
Client Dribbble	[Redacted]
Client Behance	[Redacted]
Client DeviantArt	[Redacted]
Client ArtStation	[Redacted]
Client Sketchfab	[Redacted]
Client Thingiverse	[Redacted]
Client Formlabs PreView	[Redacted]
Client MyMiniFactory	[Redacted]
Client Cult3D	[Redacted]
Client Printables	[Redacted]
Client Thingiverse	[Redacted]
Client Formlabs PreView	[Redacted]
Client MyMiniFactory	[Redacted]
Client Cult3D	[Redacted]
Client Printables	[Redacted]



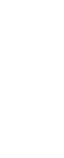
BOUNDARY TREATMENT	EXISTING STATUS	PROPOSED TREATMENT
A-B	Existing boundary	Existing boundary to be retained and treated with vegetation
B-C	Existing boundary	Existing boundary to be retained and treated with vegetation
C-D	Existing boundary	Existing boundary to be retained and treated with vegetation
D-E	Existing boundary	Existing boundary to be retained and treated with vegetation
E-F	Existing boundary	Existing boundary to be retained and treated with vegetation
F-G	Existing boundary	Existing boundary to be retained and treated with vegetation
G-A	Open field	Open field to be retained and treated with vegetation

**SITE LAYOUT PLAN**  
 1:500 TOTAL AREA OF SITE OUTLINED IN RED = 1.25 HA APPROX

www.mernagh.ie



Professional Register	2022
Address	03
Address	03
Address	P



**Directions:** Eircode Y35X2H0 will bring you to the bungalow next door to the site. For Sale Signs clearly mark the site which is located immediately on the Bridgetown side of the bungalow as indicated on the adjoining map.

**Sales Agent**

**BERNIE FARRELL**

**087 2501492**

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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