

# Site at Mulgannon Road, Wexford Town

Approx. 0.54 hectares (1.35 acres)

## FOR SALE



Excellent Residential Development Opportunity located in an established residential area within walking distance to Wexford Town Centre

### Location

The site is conveniently located less than 1 km from Wexford Town Centre. Mulgannon Road is an established residential area with Cromwellsfort residential scheme located opposite the site.

The surrounding area provides a number of amenities including Tesco, Wexford Golf Course and a range of primary and secondary schools.

Wexford is located at the junction of the N11 and the N25 which provides ease of access to Dublin and Waterford. There are also a number of private bus services serving the town in addition to Wexford train station which provides regular rail services to and from Dublin and other parts of Wexford County.

### Description

The site extends to 0.54 hectares (1.35 acres) with an exceptional frontage of approx. 129 m to Mulgannon Road on the east.

The site is bound by The Fairways residential development to the south. Tesco Extra and Petrol Filling Station are located adjacent to the site on Distillery Road.



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## Zoning

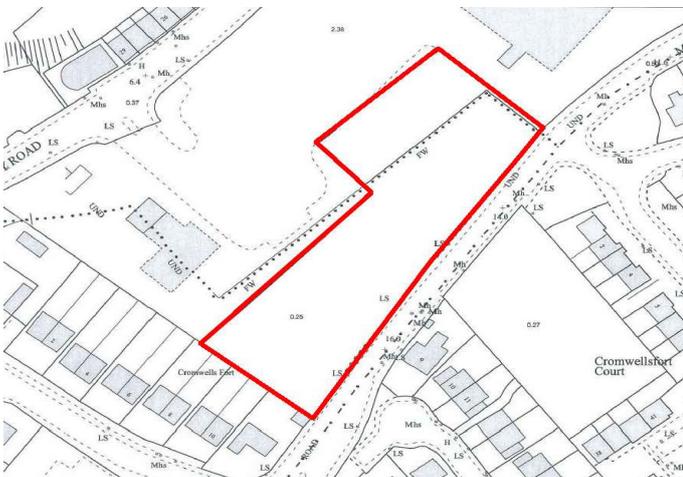
The site is zoned **Town Centre – Zone 13**

*“To protect and enhance the special physical and social character of the existing Town Centre and to provide for new and improved Town Centre facilities and uses”*  
in the Wexford Town and Environs Development Plan 2009 - 2015.

This zoning objective provides for the development of a range of uses including residential, retail, commercial and office.

## Planning

Planning permission was granted in 2006 for the construction of 10 no. three bedroom houses, 3 no. two bedroom houses, 2 no. two bedroom apartments and 1 no. one bedroom apartment. This planning permission has now lapsed.



**Price:** Excess €200,000

**Title:** Freehold

**Viewing:** Strictly by appointment through JLL & Sherry FitzGerald Haythornwaite



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