



COOLCOTS, RESIDENTIALLY ZONED DEVELOPMENT LAND
For Sale by Private Treaty

Excellent parcel of development land in prominent position in Wexford Town



INVESTMENT HIGHLIGHTS

- Superb residential development opportunity in Wexford Town, an excellent parcel of c. 5.6 hectares / 14 acres at Coolcots. Folio WX15116.
- This is an established residential location and benefits from a wide range of services and amenities in the surrounding areas.
- The subject lands are directly adjacent to the N25 / N11 Dublin Road and only 10 minutes driving distance from the M11 Motorway Connection at Oilgate.
- This a proven selling location, adjacent to numerous successful residential developments, including Ard na Dara, Cluain Dara, Coill Aoibhinn, etc.
- The property has dual road frontage with access directly onto the N25 and on within 400m distance of the R769, Newtown Road, bus lane & cycle track to Wexford Town.
- The subject lands are zoned residential in the Wexford Town & Environs Development Plan 2009-2015 (as extended).
- We understand the lands are accessible and serviceable from Irish Water's network perspective, with potable water mains and foul sewers infrastructure in close proximity.



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.



Further Information / Viewing

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

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