

# FOR SALE

AMV: €125,000

File No. c998.CWM



AERIAL VIEW



FRONT ELEVATION VIEW

## c. 0.81 Acre Site with F.P.P. at Ballindinas, Barntown, Co. Wexford

- Planning approved for a detached bungalow extending to c. 289.4 sq.m. / 3,115 sq.ft
- Approximately 5km from Wexford Town.
- Panoramic views over Wexford Harbour and River Slaney.
- Truly unique opportunity to acquire a site in a sought-after location.
- Site extends to c. 0.81 acres / 0.33 hectares.
- Full Planning Permission was granted in June 2021 under Planning Reg. No. 20210720. Applicants must meet local need requirement (live or linkage to the area, within a 7.5km radius of site). Section 47 applies. Principal Private Residence.
- Directions: Adjacent to Y35 X2D0



## c. 0.81 Acre / c. 0.33 Hectares at Ballindinas, Barntown, Co. Wexford

**Location:** This c. 0.81 acre is located in a stunning position on Ballindinas, Barntown, Co. Wexford. Folio WX7512F. There are wonderful views of the River Slaney and Mountains reaching to Mount Lenister. It is within 5km distance of Wexford town centre and walking distance to Barntown Village. It is positioned only 650km from the N25 providing superb access to all major routes to Waterford, Cork, Rosslare Harbour and also the M11 Motorway connection to Dublin. Just over 1 hours' drive from South County Dublin.

**General:** Extending to c. 0.81 acre / 0.33 hectares, this is a truly unique opportunity to acquire a stunning property close to Carrigfoyle Tracks and Forth Mountain walks. This location is close to the renowned 'blue Flag' beaches at Rosslare and Curracloe.

Local amenities at Barntown village include; primary school, hotels, church, post office, Londis Supermarket, pubs, Super Macs & Pap Jones fast-food, etc. There are wonderful views looking out to the River Slaney and the Wexford Harbour. As you stand on the site most of County Wexford is visible from this elevated point. An application made in 2021 F.PP.

**Please Note:** This property is optioned for sale subject to planning permission for the party applicant who meets the criteria defined as a "local rural person" i.e. someone who was born or has lived for a minimum period of five years in the "local rural area".

**Planning No. 20210720;**

**Folio No. WX7512F**

**Section 47: Must be of Principle Private Residents.**

All applications can be emailed to [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)



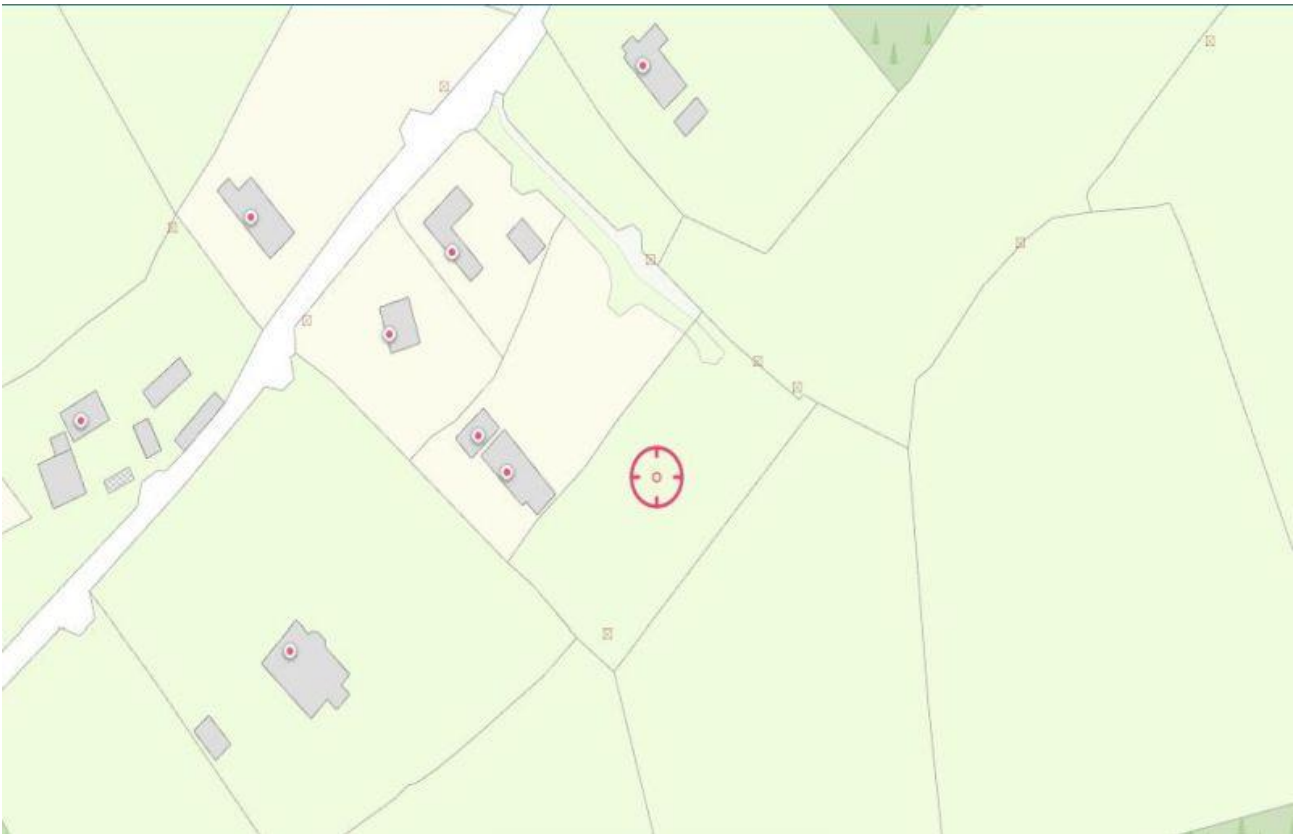
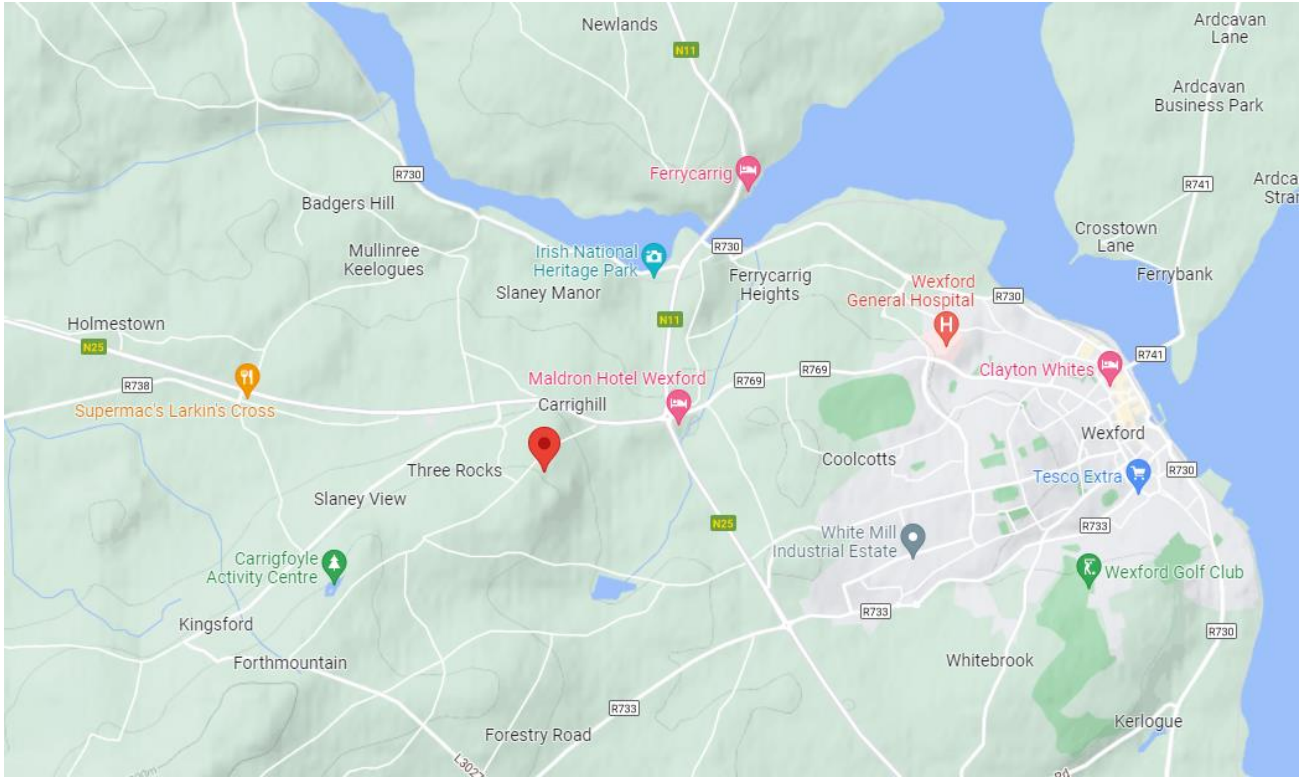
COURTYARD VIEW



COURTYARD VIEW



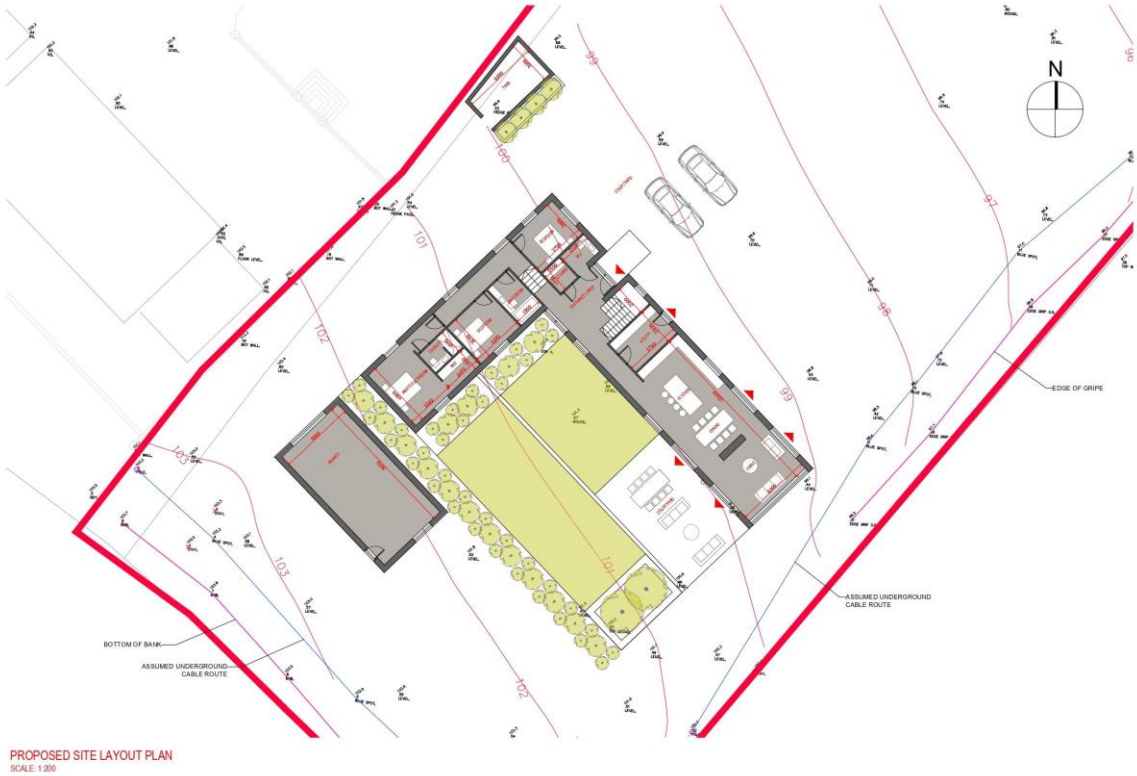
# Location Map



# Floor Plans



# Site Layout





AERIAL VIEW

## Sales Agent

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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

