

FOR SALE

AMV: €135,000

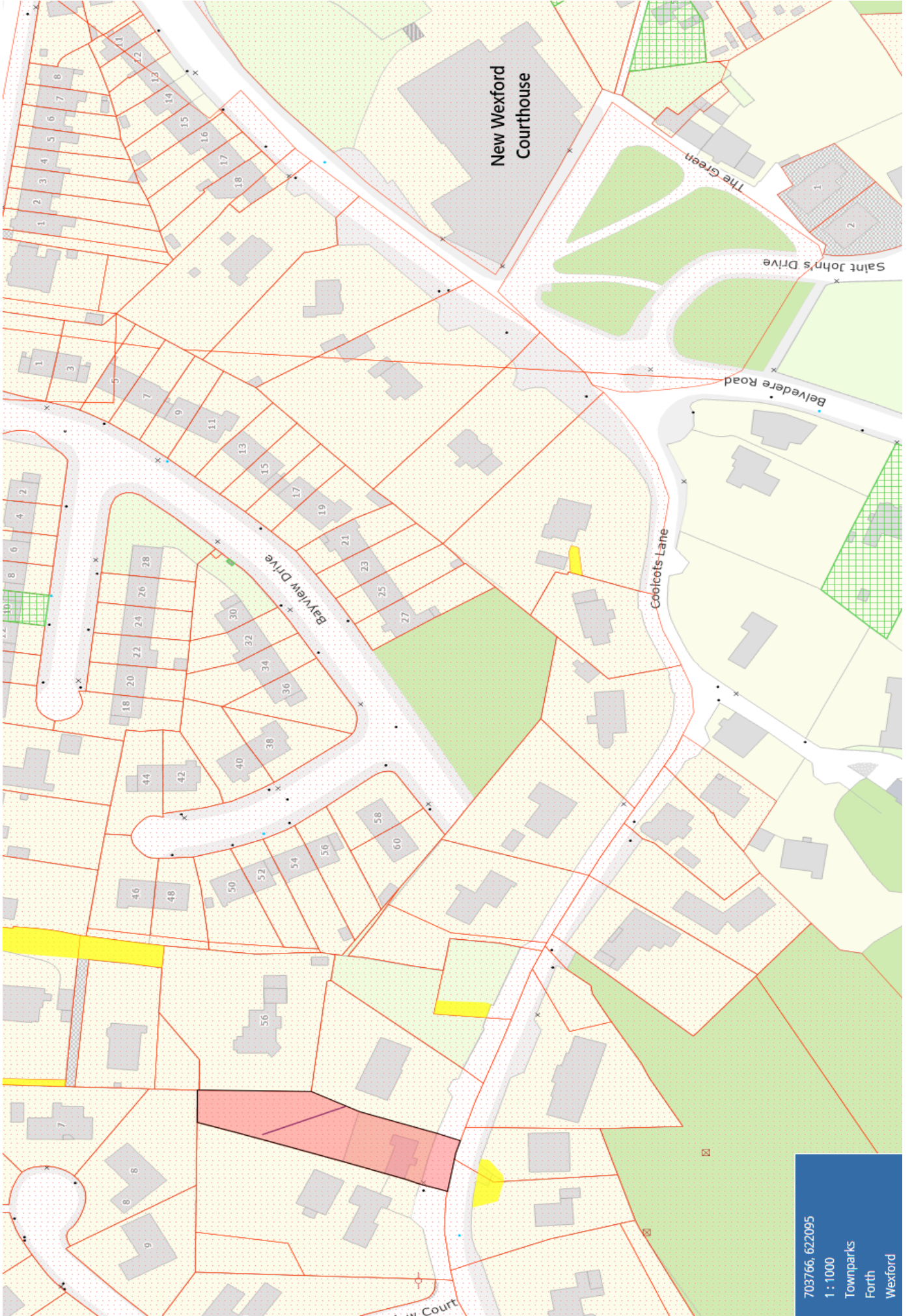
E409

Site For Sale FPP for Two Houses

Residential Development Site FPP for 2 detached houses at Coolcotts, Wexford

- ❖ Development site extending to approximately 0.098 hectares / 0.242 acres.
- ❖ Full Planning Permission granted for two detached architect-designed homes.
- ❖ Each proposed residence extends to approximately 238.3 sq.m. of modern living accommodation.
- ❖ Excellent residential location at Coolcotts, Wexford Town, within walking distance of all amenities.
- ❖ Planning Reference No. 20221268 – Planning granted by Wexford County Council in January 2023.
- ❖ Remains of a derelict dwelling house on site.
- ❖ Further details, maps etc. from the Sole Selling Agents Kehoe & Assoc Sales@kehoeproperty.com 053 91 44393

**Kehoe
& ASSOC.**



703766, 622095

1 : 1000

Townparks

Forth

Wexford

LOCATION

Situated in the ever-popular Coolcotts area of Wexford Town, this exceptional residential development site enjoys a highly convenient and established setting. The site is located just a few hundred metres from Belvedere Road and the new Wexford Courthouse, providing immediate access to the town centre and surrounding road networks.

The location offers outstanding convenience for families and professionals alike, with an excellent range of educational and public amenities all within walking distance. Nearby facilities include Wexford General Hospital, the offices of Wexford County Council, St. Peter's College secondary school, and Mercy Primary School on St. John's Road.

Coolcotts remains one of Wexford Town's most sought-after residential locations due to its accessibility, mature surroundings, and proximity to shops, schools, sporting facilities, and public services. The site combines the benefits of town living with the privacy and appeal of a quality residential neighbourhood. This is very much a proven selling location.





This superb development opportunity comprises a site extending to approximately 0.098 hectares (0.242 acres) with the benefit of full planning permission for the construction of two detached architect-designed residences. The approved homes have been carefully designed to provide spacious and contemporary accommodation extending to approximately 238.3 sq. m. each.

The proposed houses are designed to offer generous family living accommodation with an emphasis on modern layout, natural light, and quality residential design. The planning permission provides purchasers or developers with an opportunity to create two substantial family homes in a premium residential setting within Wexford Town.

Planning Permission was granted by Wexford County Council in January 2023 under Planning Reference No. 20221268. Opportunities of this calibre and location are rarely brought to the market, making this an ideal prospect for developers, investors, or private purchasers seeking a premium residential project in a mature and highly convenient location.

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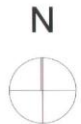
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Extraction Date: 16-Apr-2015

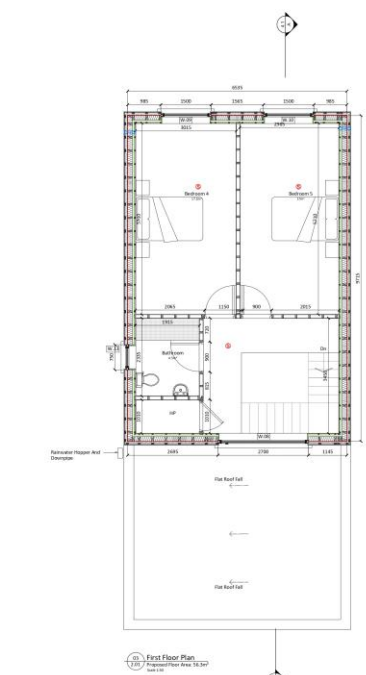
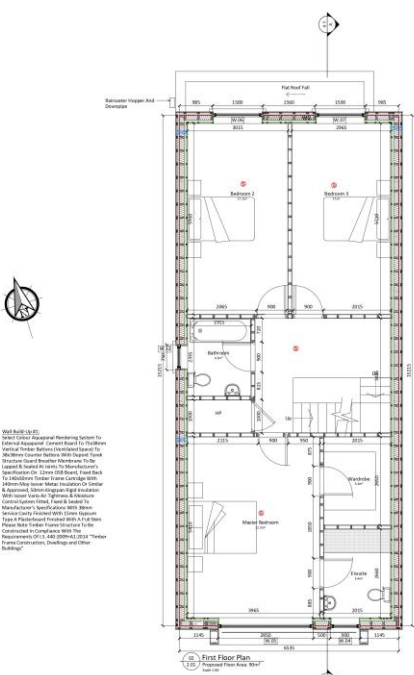
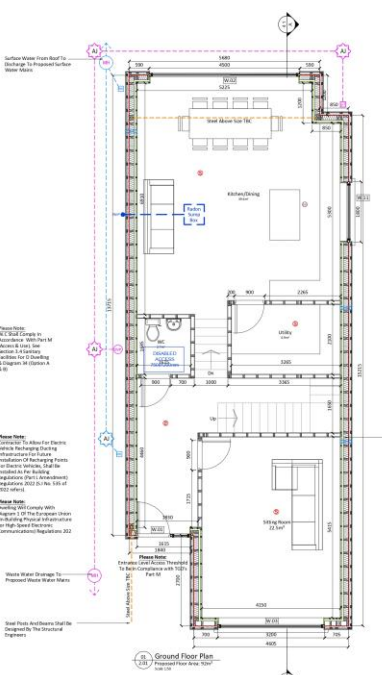
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SITE LOCATION MAP
SCALE: 1:1000

STATUS: PLANNING
ORDNANCE SURVEY IRELAND LICENCE No. AR0105515
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FERGUS FLANAGAN ARCHITECT LTD
Architectural drawing table with columns for drawing name, scale, and status.



Legend table for architectural symbols including floor levels, walls, and furniture.

Project information block including client name (Cushla Lane, Wexford Town Co. Wexford), architect (mobyarchitecture), and project details.



Sales Agent COLUM MURPHY

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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. PRA No. 002141

