

FOR SALE BY PRIVATE TREATY

Mulgannon Road, Wexford.

Prime Residential Development Site

c.0.58 ha (1.43 acres)

AMV: €410,000

E250



- ❖ Prime residential development site extending to approx. 0.58 hectares / 1.43 acres
- ❖ Highly convenient location opposite Wexford Garda Headquarters.
- ❖ Adjacent to Tesco Supermarket and walking distance of Wexford's Main Street
- ❖ Established, proven residential location with strong housing demand
- ❖ Extensive road frontage onto Mulgannon Road. Close to Wexford Golf Club.
- ❖ Expired planning permission for 16 residential units (13 houses & 3 apartments)
- ❖ Excellent opportunity for developers and house builders to deliver a quality residential scheme.
- ❖ Further details contact Kehoe & Assoc., the Sole Selling Agents.
sales@kehoeproperty.com 053 91 44393

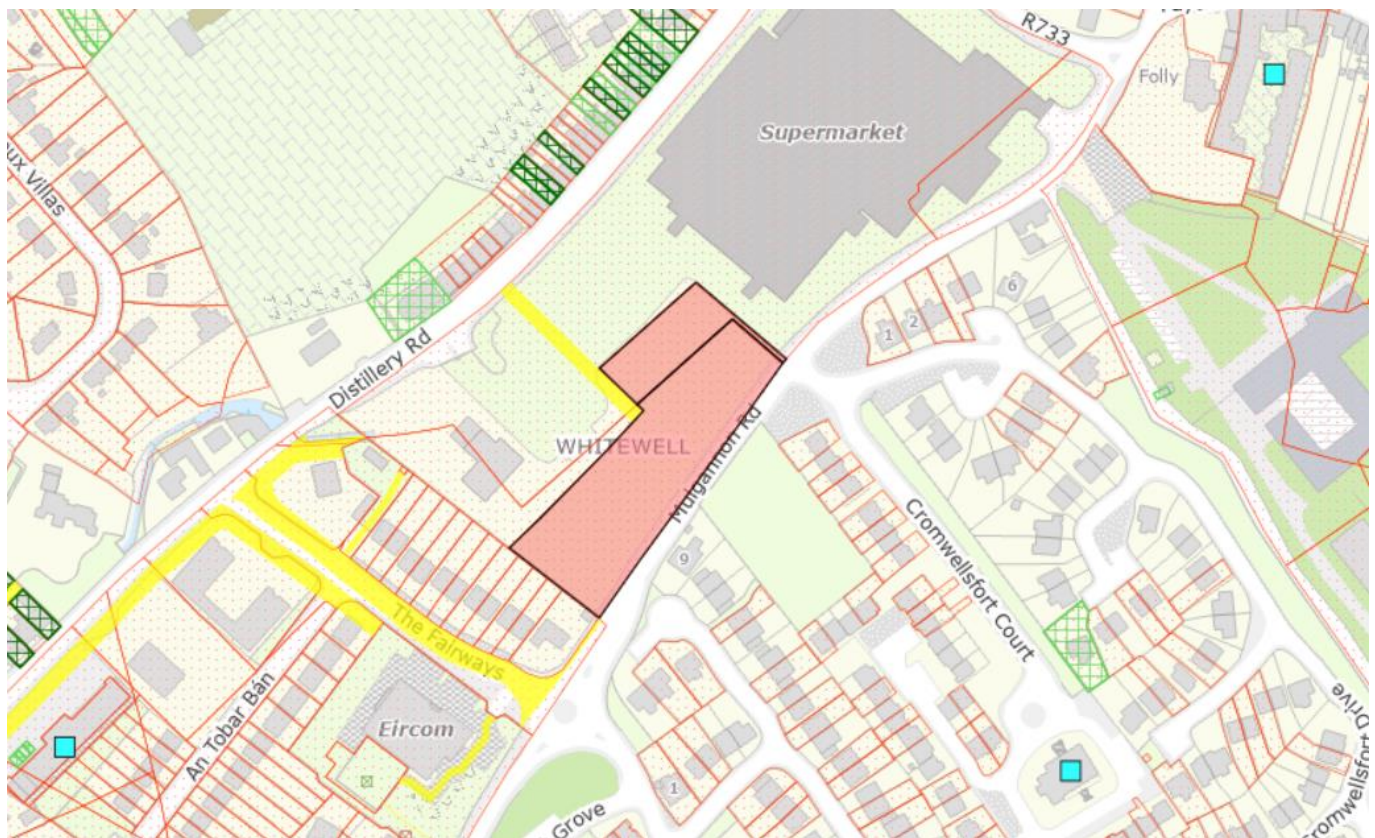


Location

This superb development site occupies a highly sought-after position on Mulgannon Road, close to Distillery Road / Newline Road route one of the principal approach routes into Wexford town centre. Situated opposite Wexford Garda Headquarters, adjacent to Tesco Supermarket, and within a short walk of Wexford's Main Street. This combination of convenience and accessibility makes the location exceptionally attractive for residential development.

The surrounding area is an established and mature residential neighbourhood, offering an ideal blend of suburban and town-centre proximity. Local amenities include primary and secondary schools, shopping facilities, cafés, restaurants, leisure and sports clubs, and public transport connections—all within easy reach.

Wexford continues to see strong growth and demand for housing, driven by its excellent connectivity to Dublin (via the M11/N11) and Waterford (via the N25). Regular bus and rail services further enhance accessibility, ensuring ongoing appeal for commuters, families, and investors alike.



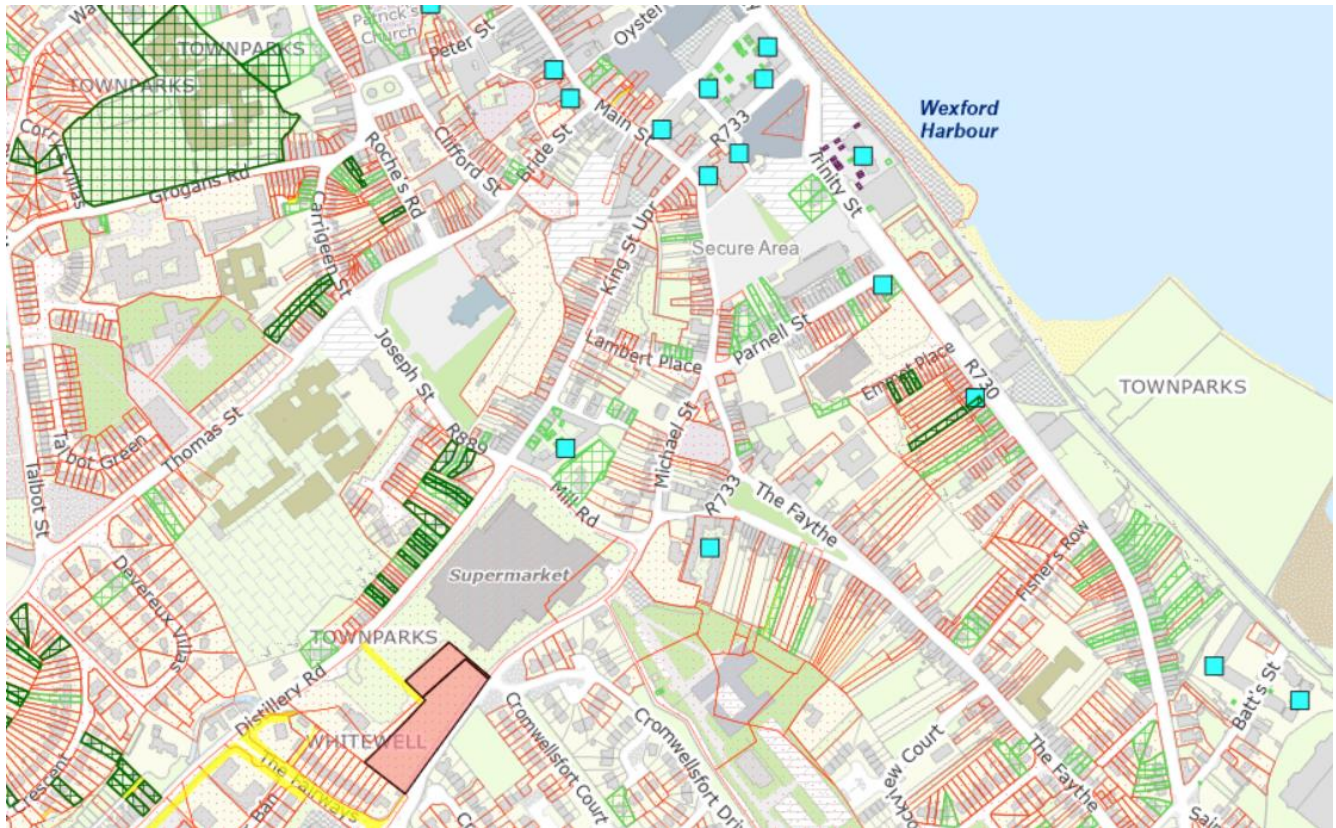
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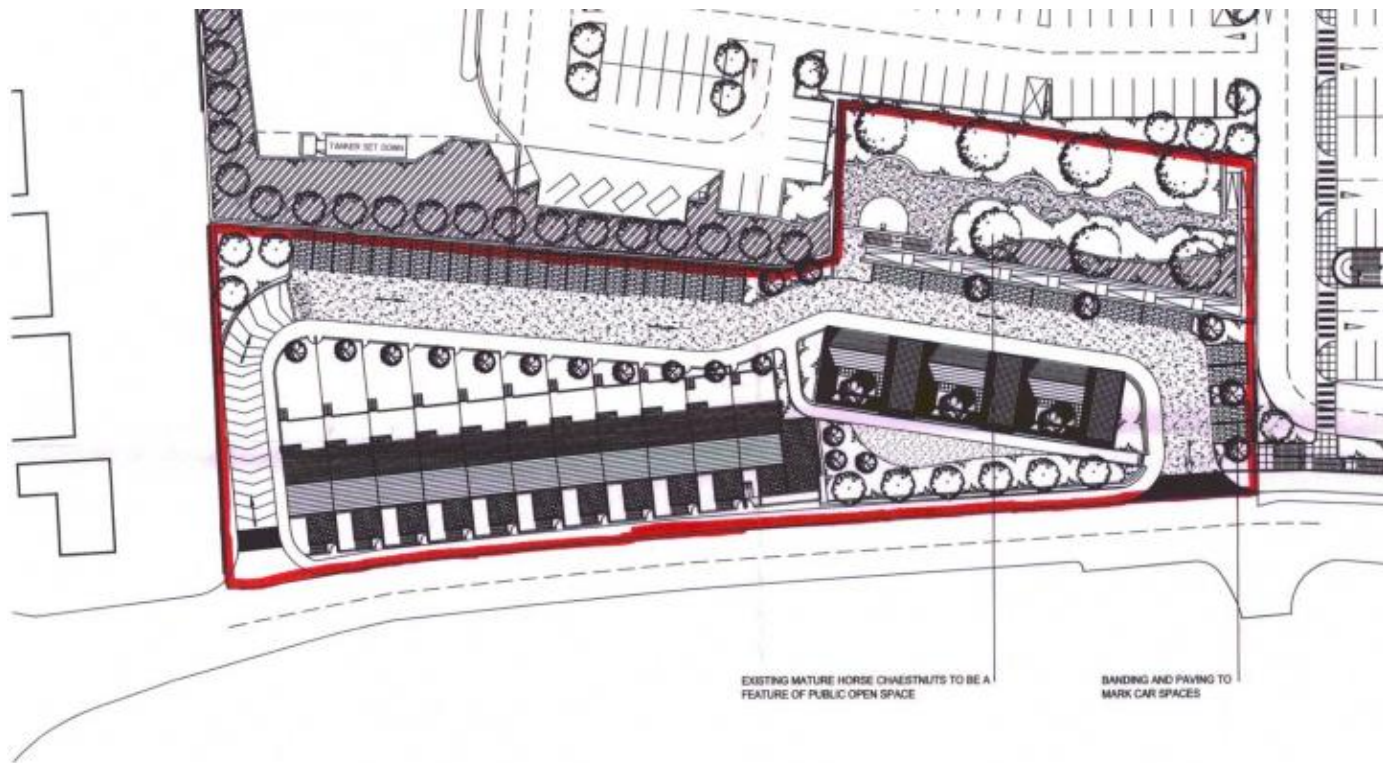
The property comprises a regular-shaped development site extending to approximately 0.58 hectares (1.43 acres) with extensive frontage onto Mulgannon Road. The lands further benefit from strong roadside visibility and excellent access.

This is an established residential location, surrounded by existing housing developments and modern infill schemes. The site presents an exceptional opportunity to deliver a well-designed and contemporary residential project in one of Wexford's most proven housing markets.

Previous planning permission (now expired), provided for a total of 16 residential units, comprising 13 houses and 3 apartments. This history highlights the site's strong development credentials and underlines its suitability for a similar or updated scheme, subject to a new grant of planning permission. Previous planning number W0006111.

From a developer's and housebuilder's perspective, this site offers all the key ingredients of a successful project: an accessible and convenient location, excellent frontage and configuration, strong local housing demand, and a proven sales history in the immediate area. Opportunities of this quality and scale within Wexford town are rare, and this property will undoubtedly attract significant interest from both local and regional developers.







Maps & further details from the sole selling agents.

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

