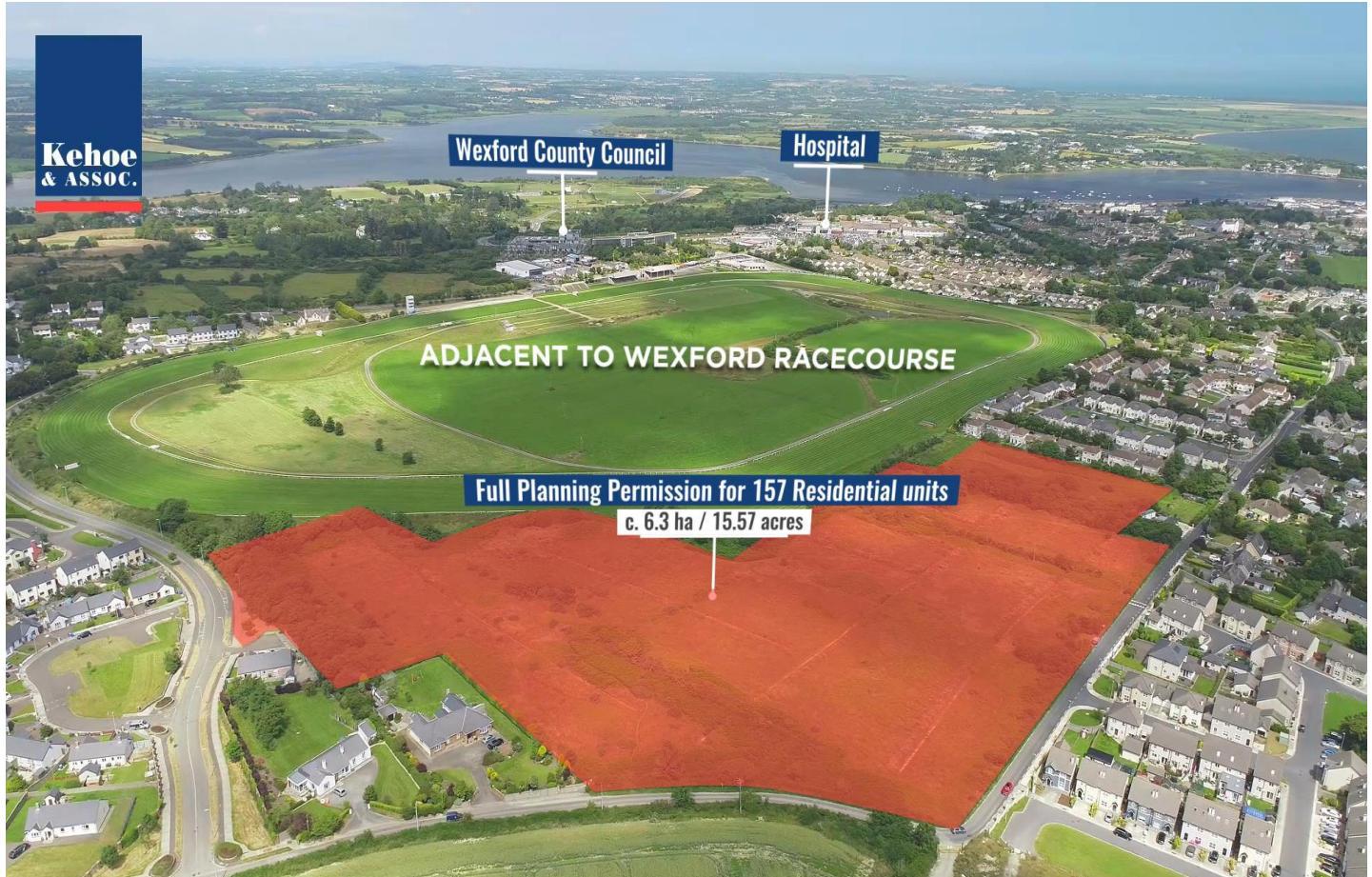


Ready to Go Development Site For Sale by Private Treaty

AMV: €4,710,000

File No. b871.CM

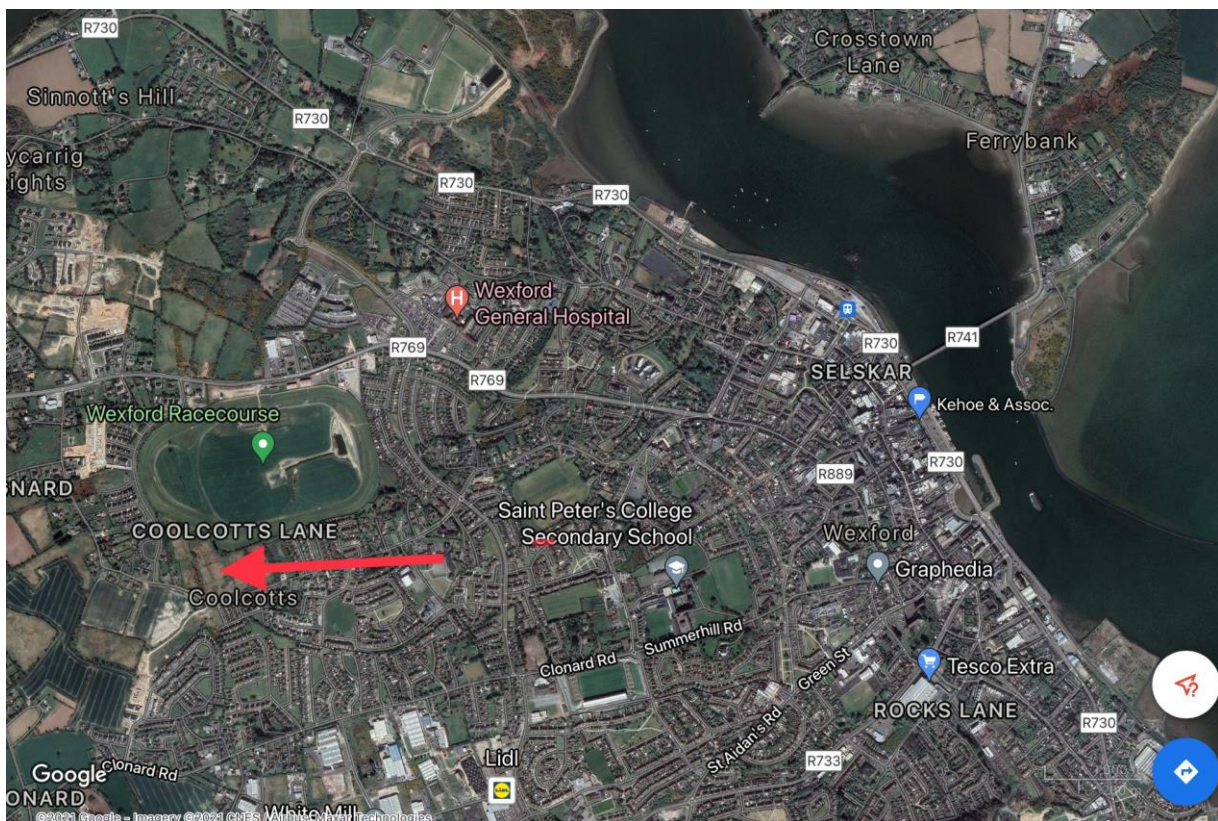


‘Ready to Go’ Development Site with F.P.P. for 157 Houses, Coolcots, Wexford

- Superb development opportunity in Wexford Town.
- Extending to c. 6.3 hectares / 15.57 acres.
- Low Density - FPP at 10 homes per acre.
- For immediate sale by private treaty.
- Further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com

Location:

The subject lands are located at Coolcotts, adjacent to Wexford Racecourse and within walking distance of all town centre amenities. Wexford is a thriving provincial town with a population of 20,000 people, as per the 2016 Census. The site benefits from excellent accessibility being strategically positioned close to the N25/N11 Dublin Road and only 10 minutes driving distance from the M11 Motorway Connection at Oilgate. Wexford is a most attractive town with a travel time of approximately 1 hour & 30 minutes from Dublin.



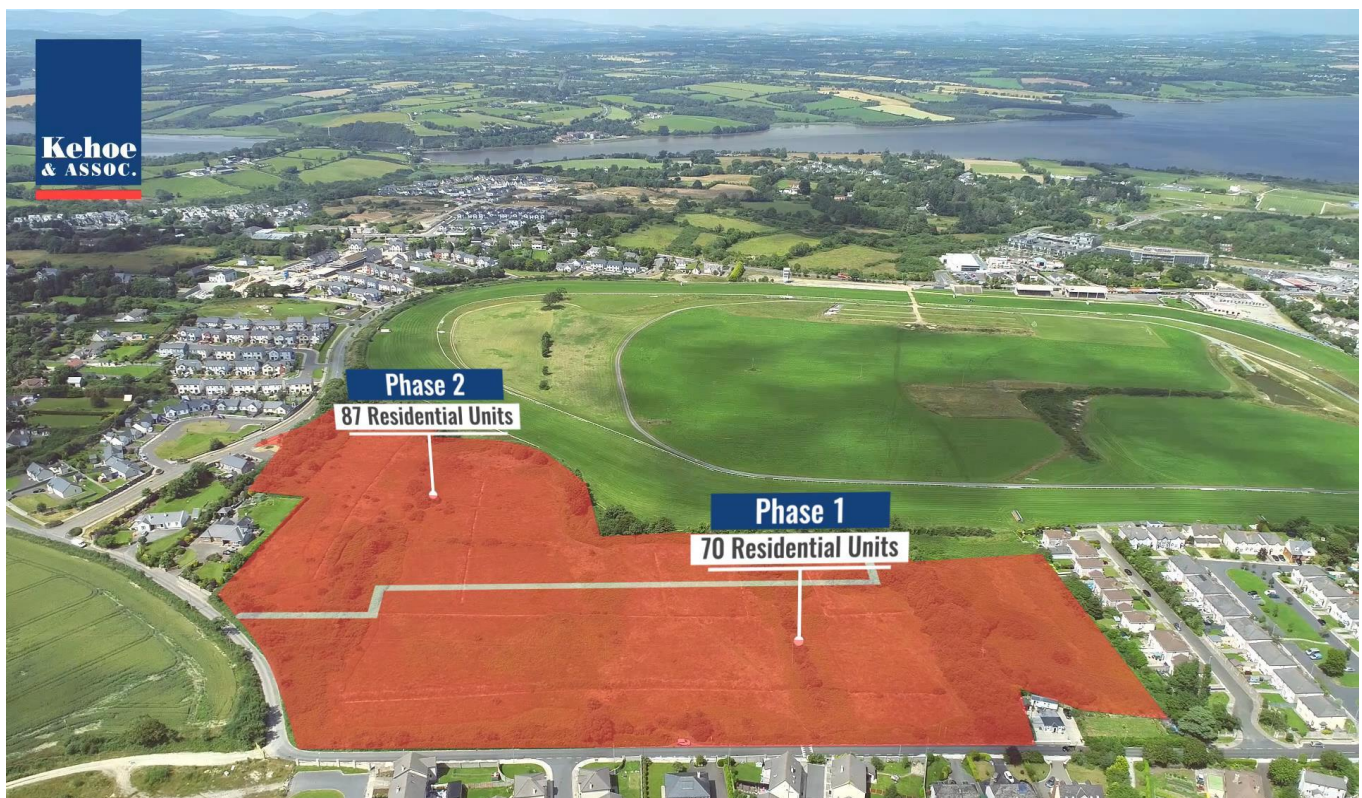
General Description:

The land comprises a greenfield site extending to c. 6.3 hectares / 15.57 acres. It has the benefit of Full Planning Permission for 157 houses. The site is regular in shape with a level topography and benefits from extensive frontage onto the public road. The planning permission is laid out in two phases with a grant of permission for 70 residential units in Phase I and a further 87 residential units in Phase II. We understand all services are adjacent. This grant of planning equates to 10 residential units per acre, which in the current planning environment comprises a low-density development. Perhaps this is one of the last 'ready to go' development sites in this locality with a low-density planning permission – certainly an attractive proposition for builders and developers.

The surrounding areas are primarily residential in nature and the site is within easy walking distance of Scoil Mhuire Primary School, Wexford General Hospital, Wexford Racecourse, Wexford County Council Offices, The Department of Environment Offices, etc. Coolcots is close to Wexford Town Centre which boasts a thriving retail centre with a unique combination of national, multi-national and indigenous retailers. With the recent improvements in the Roads Network and the new M11 Motorway Connection, it brings this area of the South-East even more accessible to Dublin.

Rosslare Harbour is nearby and is destined to become a major employment centre as the commercial usage of the Port increases exponentially, due to Brexit and general congestion at Dublin Port.

Please note there is a private website/data room set up with all the information pertaining to this property. Please make contact with us directly and we will arrange access.



PROVEN SELLING LOCATION

Low density, 10 houses per acre

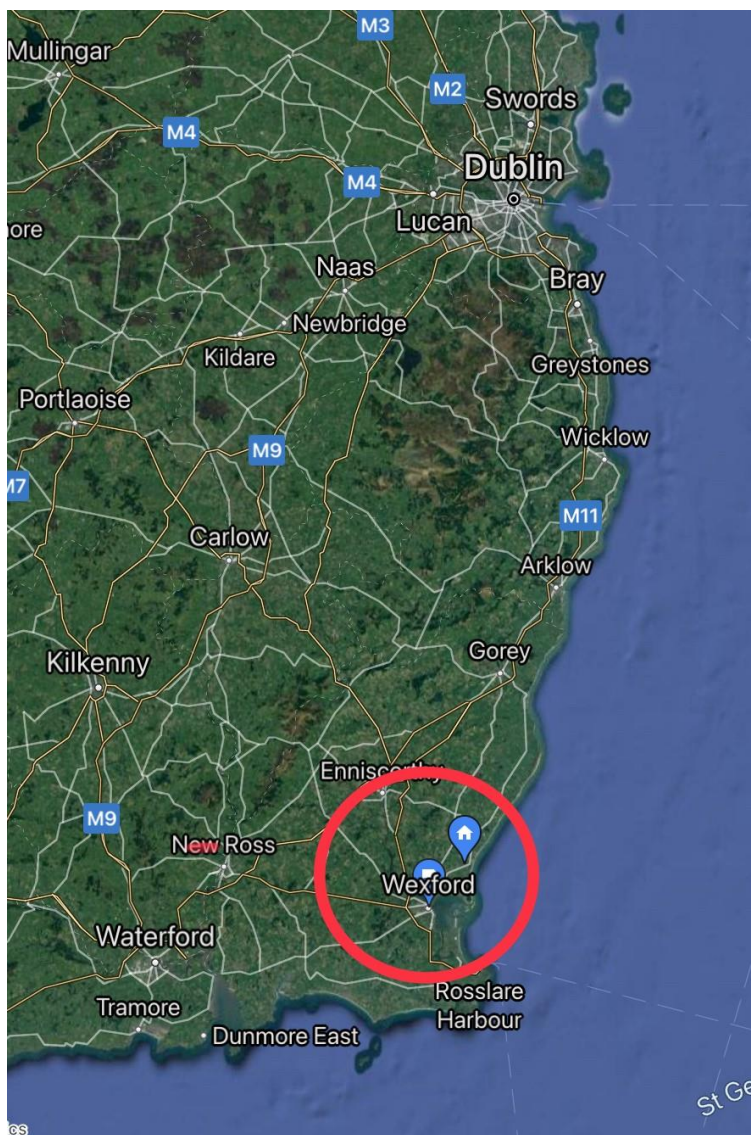
Wexford is a most attractive place to live, work and raise a family. There is an extensive range of amenities and given its coastal location there are a host of 'Blue-Flag' sandy beaches nearby. Davy has projected Irish economic growth for 10% in 2021 and is expecting housing inflation will jump to 8% or more nationally from 2.2% last year. In August 2021 the Irish Times reported "a clear rapid bounce-back has taken place in the third quarter as Ireland's successful Covid-19 Vaccination Programme has allowed business restrictions to be lifted, with further easing to come in the second half of the year".

TYPE	DESCRIPTION	AREA (SQ.M.)	NO. HOUSES
A	4 Bed Detached	130	5
B	4 Bed Semi	130	58
C	3 Bed Semi	110	32
D1 & D2	3 Bed Terraced	109	35
E	3 Bed Bungalow	106	1
F	3 Bed Terraced	105	18
G	2 Bed Terraced	106	8

Directions: In Wexford Town proceed out the Newtown Road, passing Wexford General Hospital on the right-hand side. Turn left, proceed to the next roundabout and turn right. The site for sale is approximately 500m up here on the right-hand side.

Video Overview: Development Site at Coolcots, Wexford





Joint Selling Agents



Colum Murphy
Kehoe & Assoc.,
 Commercial Quay,
 Wexford 00353 (0)53 9144393
www.kehoeproperty.com
 Email: sales@kehoeproperty.com

PSRA Registration No.: 002141



John Swarbrigg
Savills
 33 Molesworth Street,
 Dublin 2 00353 (0)1 6181333
savills.ie
 Email: john.swarbrigg@savills.ie

PSRA Registration No.: 002233



DISCLAIMER: These particulars are issued by Kemur Investments Limited T/A Kehoe & Assoc, registered in Ireland, no. 411672. PSRA Licence No. 002141 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them Kehoe & Assoc., for themselves and for the vendor/lessor whose agents they are, give notice that:-

- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract.
- (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.
- (iii) Kehoe & Assoc. nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.