

Ref: P6411



COOLCOTS, WEXFORD, CO. WEXFORD

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Valuable C. 9 Acre Development Site (Zoned Residential) In Prime Location For Immediate Sale By Private Treaty

DESCRIPTION AND LOCATION:

This superb parcel of land is situated in a prime location along the R769, just off the New Ross Roundabout at the N11/N25 intersection, it has dual frontage onto the main Wexford road and the Clonard Road. The land is adjacent to a large number of well-established residential developments, including Coill Aoibhinn, Cois Na hAbhann and Cois Carraige, as well as being in close proximity to Wexford Racecourse and Wexford Hospital. Nearby hotels include The Maldron Hotel, Whitford House Hotel and the Ferrycarrig Hotel, while the Irish National Heritage Park is a 5 minute drive.

The historic town of Wexford is located in south Co. Wexford and lies on the estuary of the River Slaney, it boasts a picturesque quayside where one can take leisurely walks enjoying the views of the river, the iconic Crescent Quay Bridge and the vibrant activity of the local fishing industry. The town itself is a lively hub of activity, featuring a wide range of traditional shops, boutiques, restaurants, cafes, pubs, hotels, craft shops and is also host to the internationally acclaimed Wexford Festival Opera, a highlight of any international cultural calendar.

The town is linked to Dublin by the M11/N11 National primary route and to Rosslare Europort, Cork and Waterford by the N25.

The land is currently in tillage and is slightly elevated over the public road. The lands are zoned Residential under the current Wexford Town & Environs Development Plan.

P.O.A.

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