## FOR SALE

AMV: €45,000 File No. c548.CM



## Site with F.P.P. for One House at Main Street, Ferns, Co. Wexford

- Offered for sale by private treaty, this site has the benefit of full planning permission for an architect designed two storey dwelling house.
- Situated on Main Street, Ferns within walking distance of all amenities.
- Planning permission is for a 3 bed detached family home Planning Ref. No. 20170824.
- Total Contributions payable for roads and community: €1,397.
- An excellent opportunity for an owner occupier to construct their own home in this prime location.
- For further details: www.kehoeproperty.com







**LOCATION:** Located at Main Street, Ferns, this site is within walking distance of all amenities including; school, church, shops, pubs, restaurant and pharmacy, etc. It is located within 15 minutes' driving distance of Gorey, 10 minutes' drive from Enniscorthy and only a few kilometres from the M11 Motorway. Ferns is now comfortably 1 hours' driving distance from the M50 and South County Dublin.



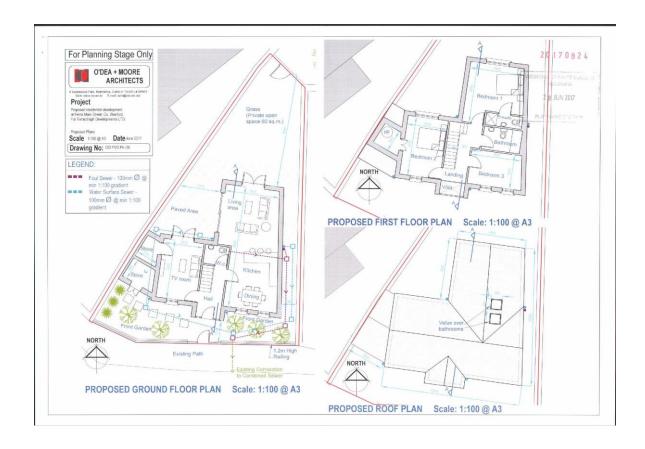
**GENERAL DESCRIPTION:** The site is directly fronting the public road and is offered for sale with the benefit of full planning permission for an architect designed home. This is a two storey detached residence with 3 bedrooms. The Planning Ref. No. is 20170824 with all details available. For further details and drawings please see: www.kehoeproperty.com

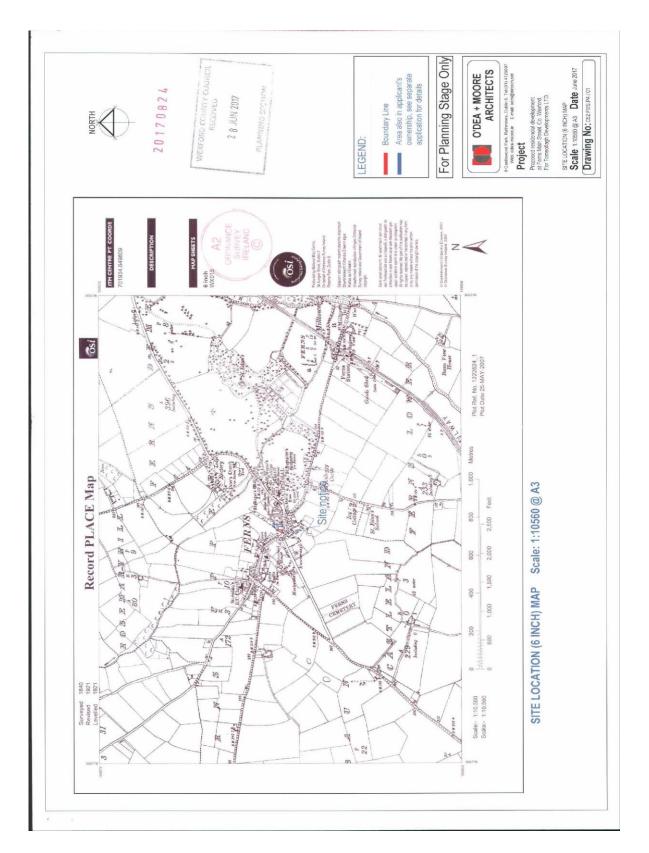


**PLEASE NOTE:** Planning permission was refused by Wexford County Council and subsequently granted by An Bord Pleanala under Ref. No. PL26.249240.

**DIRECTIONS**; In Ferns pass The Applegreen Service Station on the right hand side. Continue straight ahead and the property is less than 100m on the right hand side (For Sale sign)







## **CONTACT:**

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

Website: <a href="mailto:www.kehoeproperty.com">www.kehoeproperty.com</a> - Email: <a href="mailto:sales@kehoeproperty.com">sales@kehoeproperty.com</a>

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





