

FOR SALE

**ZONED DEVELOPMENT SITE
EXTENDING TO C. 0.44 ACRES AT
CLONARD LITTLE, WEXFORD
AMV: €150,000**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. b365.CS.CM

**Zoned
Development
Site**

- ❖ c. 0.44 acres / 0.178 hectare site situated directly opposite Clonard Village and at the entrance to Wexford Retail Park.
- ❖ Adjoining occupiers include Woodies DIY, KFC, Aldi, Costa Coffee, Ufucoffee, etc.
- ❖ High profile site with large volume of passing traffic.
- ❖ Excellent location, close to all amenities and 5 minutes' drive from Wexford Town Centre.
- ❖ Zoned Neighbourhood Centre / Mixed Use in the current Wexford Town & Environs Development Plan.
- ❖ Suitable for a variety of uses – immense potential, see attached zoning matrix table.
- ❖ Further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email: sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

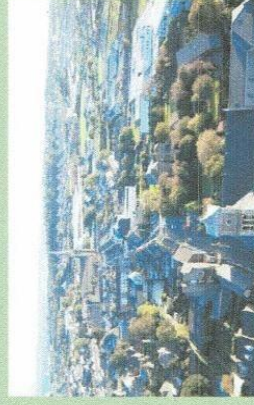
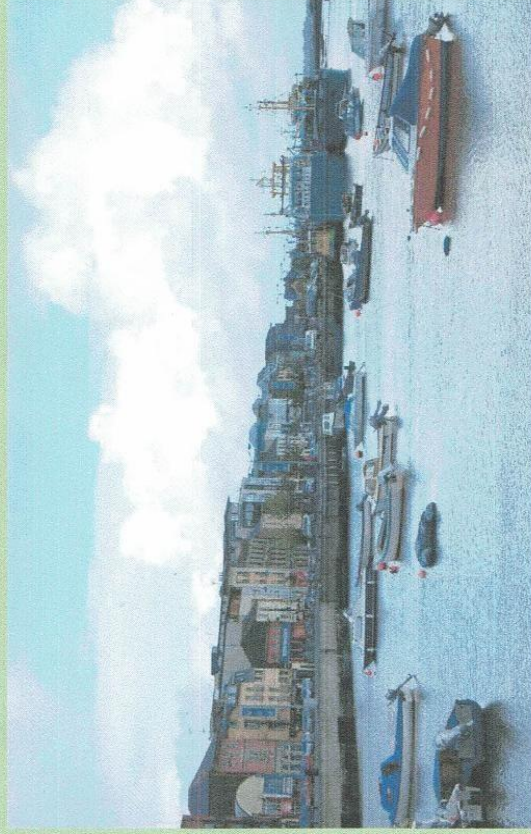
DRECTIONS: At Killeens in Wexford town turn right at the roundabout passing Woodies DIY on the right. The site is on the right hand side immediately after the entrance to Wexford Retail Park and directly opposite Ufucoffee Coffee Shop. (For Sale signage).

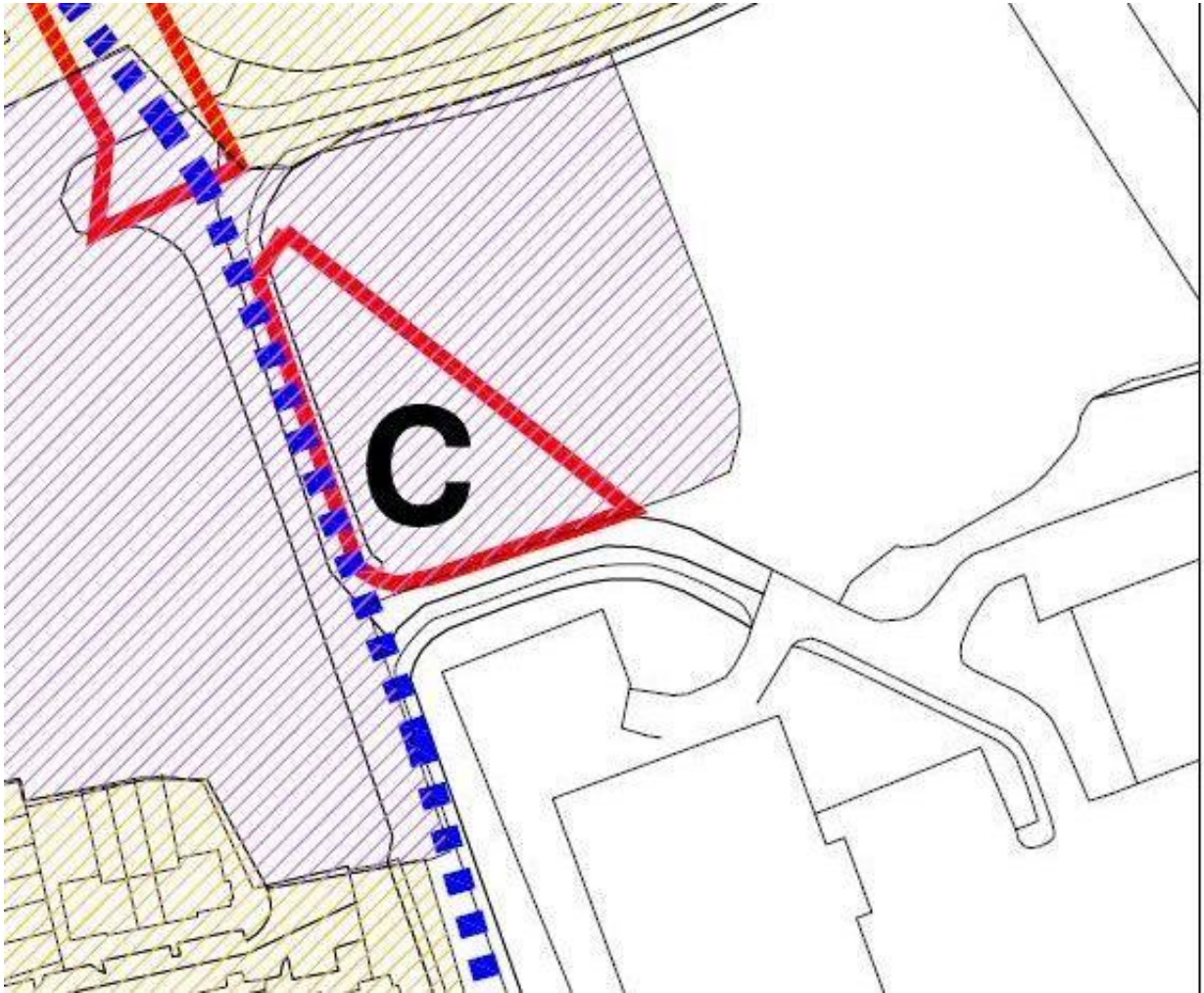


Zoning Matrix Table

USES	R	CE	IC	TC	CRA	N	C1	OS	MR	TZ
Advertisement	N	N	O	O	O	O	O	N	O	O
Amusement / Arcades	N	N	N	O	N	O	N	N	O	N
Financial Institutions / Facilities	N	O	N	O	N	P	O	N	O	O
Bed and Breakfast	O	O	N	P	N	P	N	N	P	N
Betting Office	N	N	N	O	N	P	N	N	O	N
Car Park	O	O	O	O	N	O	P	O	P	O
Car park multi storey	N	O	O	P	N	P	P	N	O	O
Childcare facilities (crèche/nursery)	O	P	O	P	P	P	P	N	P	P
Civic and amenity recycling centre	O	P	P	P	N	P	P	O	P	P
Civic Buildings	O	P	O	P	O	P	O	O	P	P
Culture, Recreation & Leisure	O	P	N	P	O	P	N	P	P	N
Education	O	P	O	P	O	P	O	O	P	O
Enterprise Centre	N	N	O	O	O	O	P	N	P	P
Funeral home	O	O	N	O	N	O	O	N	O	O
Garden centre	N	N	O	O	N	O	O	O	O	O
General Industrial uses	N	N	P	O	N	N	N	N	N	N
Home-based economic activity	O	O	O	O	O	O	O	N	P	O
Hotel	O	O	N	P	O	P	O	N	P	N
Hostel	O	O	N	P	O	P	O	N	O	N
Light Industry	O	O	P	O	N	P	O	N	O	O
Medical and related consultants	O	O	N	P	N	P	O	N	P	O
Motor sales showroom	N	N	O	O	N	O	O	N	N	O
Night-Club	N	N	O	O	N	O	N	N	O	N
Office	O	O	O	P	O	P	P	N	P	O
Park and ride facility	P	P	O	O	N	P	O	N	P	O
Petrol station	N	O	O	O	N	O	O	N	O	O
Public house	O	O	N	P	O	P	O	N	O	N
Refuge transfer station	N	N	O	N	P	O	N	N	N	N
Residential	P	N	N	P	O	P	O	N	P	N
Restaurant	O	P	O	P	O	P	P	N	O	N
Retirement home / Villages	O	O	N	O	P	O	N	O	N	N
Retail (comparison)	N	N	N	P	P	P	O	N	O	N
Retail (convenience)	O	O	N	P	P	P	O	N	O	N
Storage / Transport depot	N	N	P	N	N	N	O	N	N	O
Service garage	N	N	O	N	N	O	O	N	N	O
Take-away	N	N	O	N	N	O	O	N	N	N
Place of Worship	O	O	N	O	N	O	P	N	N	N

Map 21: Master Plan Zones





CONTACT:
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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.