



WEXFORD COUNTY COUNCIL

HOSPITAL

WEXFORD RACECOURSE

COOLCOTS LANE

Coolcots Lane, Coolcots, Co.Wexford

Superb Residential Development Opportunity at Coolcots, Wexford, with the Benefit of F.P.P for 155 Houses.



INVESTMENT HIGHLIGHTS

- Superb residential development opportunity in Wexford Town, excellently located on the Western suburb of the town.
- The lands extend to approx. 6.3 hectares / 15.57 acres and are strategically located within an established residential location.
- Ready to go site with Full Planning Permission for 155 housing units. This grant of planning equates to almost 10 residential units per acre, which in the current planning environment comprises a lower density development.
- The planning includes a mix of 2, 3, and 4 bed houses, including a mix of a bungalow, terraced, semi-detached and detached houses.
- 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.

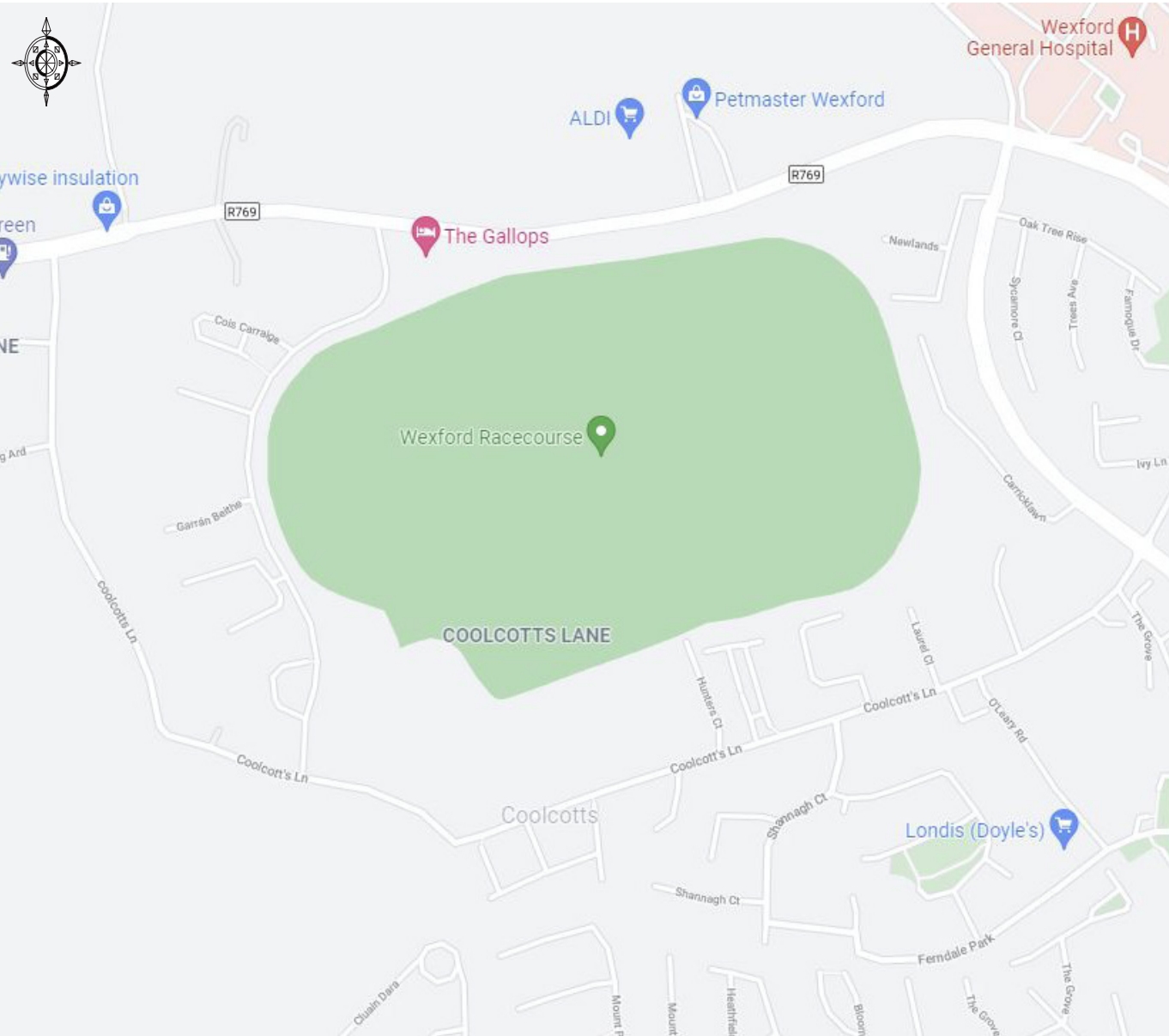


LOCATION

The subject lands are located at Coolcots, 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.

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 an 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.

“The ever growing popularity of Wexford Town is driven by the increasing importance of Rosslare Harbour coupled by the excellent connectivity linking the town to Dublin, Cork and the wider country.”



DESCRIPTION

The land comprises a greenfield site extending to approx. 6.3 hectares / 15.57 acres. It has the benefit of Full Planning Permission for 155 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 71 residential units in Phase I and a further 85 residential units in Phase II. We understand all services are adjacent. This grant of planning equates to almost 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.

Wexford is a most attractive place to live, work and raise your family. There is an extensive range of amenities and given its coastal location there are a host of 'Blue-Flag' sandy beaches on your doorstep. Davy has projected Irish economic growth for 10% in 2020. It is expected housing inflation will jump to 8% or more nationally from 2.2% last year.



ACCOMMODATION/
TENANCY SCHEDULE

The proposed development has been designed to enhance the surrounding area. The 155 houses provide a low-density development arranged with large open green spaces throughout. The units are a mix of 7 different and contemporary house types.

The following is a summary of the schedule of accommodation:

TYPE	DESCRIPTION	AREA (SQ.M.)	NO. HOUSES
A	4 Bed Detached	130	5
B	4 Bed Semi	130	58
C & C1	3 Bed Semi	110	34
D1 & D2	3 Bed Terraced	109	38
D3	3 Bed Semi	109	2
E	3 Bed Bungalow	106	1
F & F2	3 Bed Terraced	105	9
G	2 Bed Terraced	105	8
	Creche	288	
			155



“

Coolcots is a truly proven selling location, surrounded by strong established residential estates.

”



METHOD OF SALE

The subject site is being offered for sale by Private Treaty

BER DETAILS

BER Exempt

JOINT SELLING AGENTS

Savills, 33 Molesworth Street, Dublin, D02 CP04

John Swarbrigg

+353 (0) 1 618 1333

john.swarbrigg@savills.ie

Sandra Walsh

+ 353 (0) 1 618 1421

sandra.walsh@savills.ie

Shane Gallagher

+353 (0) 1 618 1393

shane.gallagher@savills.ie

Kehoe & Assoc. Commercial Quay, Wexford, Y35 KT67

Colum Murphy

colum@kehoeproperty.com

+353 (0) 53 91 44393

LEGAL TEAM

Tony O'Sullivan

Beauchamps, Riverside 2, SJRQ, Dublin 2, D02 KV60



PSRA 002233
+353 (0) 1 618 1300



PSRA 002141

Disclaimer: Subject to contract / Contract denied

PROPERTY MISREPRESENTATION ACT

The Agents and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/ lessees shall be liable for any VAT arising on the transaction. Prepared September 2021.