

# FOR SALE

AMV: €145,000 (SPP)

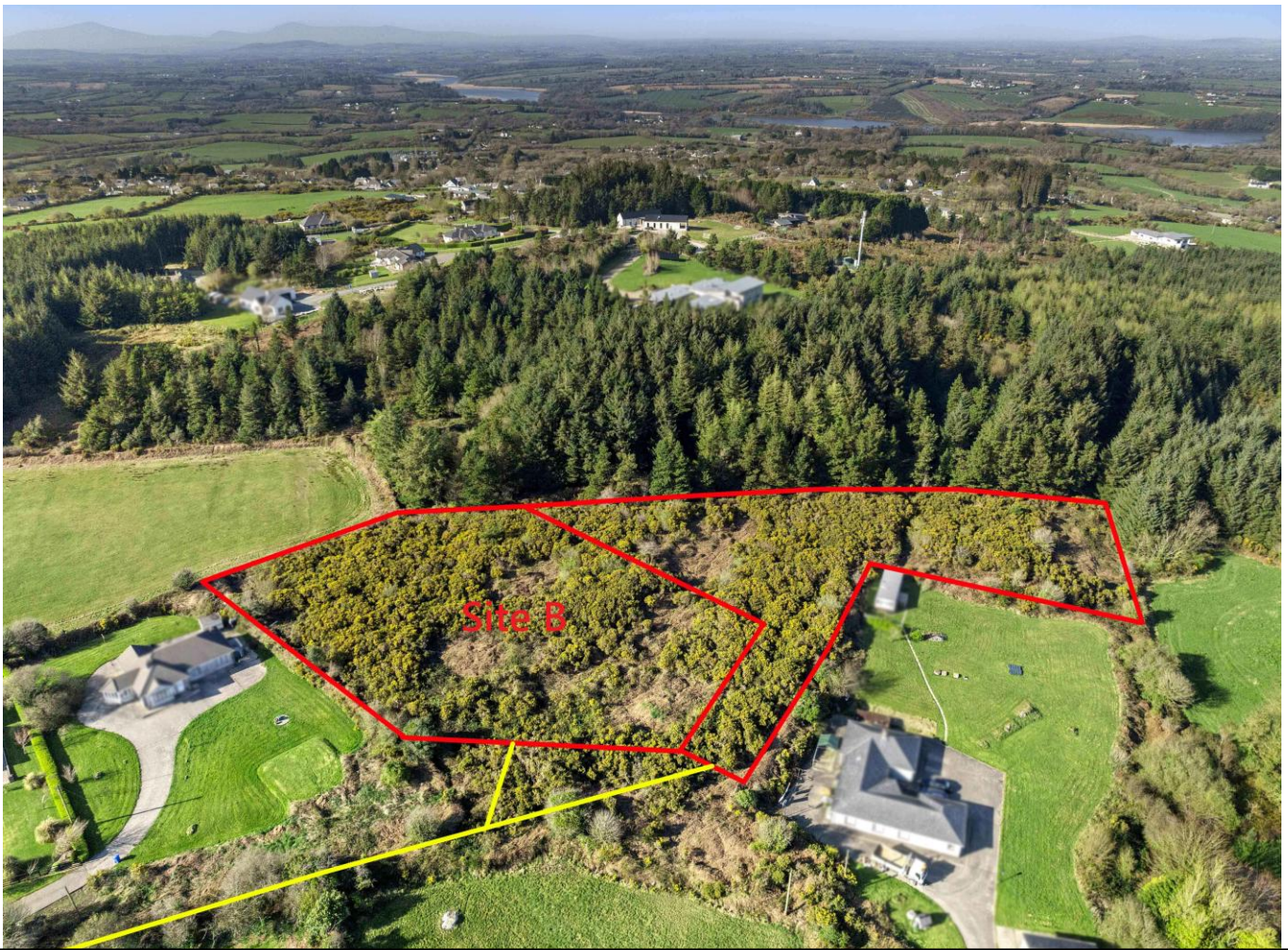
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## Site 'B' at Colestown, Wexford.

- Site 'B' Colestown is ideally located just outside Newbay on the outskirts of Wexford Town, this superb-elevated site offers excellent connectivity to the Ring Road, N25 and N11, while the M11 at Oilgate is just a 15-minute drive away. Wexford General Hospital and the Town Centre are both conveniently accessible within approximately 10/15 minutes by car.
- Enjoying a wonderfully private setting, commanding spectacular views across Wexford Harbour, Wexford Town and the Slaney Estuary, with sweeping coastal panoramas extending from the Raven Point to Tuskar Rock Lighthouse. Offering an outstanding opportunity to design and build a unique bespoke home tailored to your individual vision.
- Site 'B' extends to c. 1.111 acres (c. 0.450 Hectares).
- Offered for sale Subject to Planning Permission. It is our understanding that Planning Permission in this area will be Subject to Local Need.





**Directions:** The sites are located on the same concrete private road as Eircode Y35D3H3. The sites are at the end of this road with a For Sale Sign at the entrance.



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