

SPAWELL ROAD

WEXFORD TOWN, CO. WEXFORD

EXCELLENT DEVELOPMENT OPPORTUNITY
APPROX. 2.54 HA (6.28 ACRES)

FOR SALE

BY PRIVATE TREATY



Wexford Harbour



Wexford Town

BER Exempt

CUSHMAN & WAKEFIELD

**Sherry
FitzGerald**
Haythornthwaite

FOR SALE
BY PRIVATE TREATY

SPAWELL ROAD WEXFORD TOWN, CO. WEXFORD

LOCATION

Wexford Town is strategically located at the junction of the N11 and N25, linking Rosslare and Wexford with Dublin to the north and Waterford to the west. Wexford Town is the administrative centre of commercial and business activity within the county.

Wexford Train and Bus station is situated a short stroll from the property and provides regular commuting services to and from Dublin, Waterford and other regional centres in Ireland. The town also benefits from good connections to the Ferry Terminal in Rosslare and both Dublin and Shannon Airports.

The subject site is situated along the north side of Spawell Road, approx. 0.5 km from the centre of Wexford Town. The surrounding area contains several housing estates such as Priory Court, Richmond Terrace, Spawell Crescent and Spawell Lane. The property occupies a unique position overlooking Wexford Harbour and boasts exceptional coastal scenery.



DESCRIPTION

The site comprises the former Loreto Secondary School and Convent buildings on a regular shaped sloping site of approx. 2.54 hectares (6.28 acres). The site comprises several interlinked buildings, which form the former Loreto Convent Secondary School and 60 surface car parking spaces. The buildings extend to approx. 4,548.50 sq m (48,959.60 sq ft). There are currently play grounds and playing pitches on the northern end of the site.

The site is bound to the north, east and west by existing housing developments and the south by the Spawell Road. The site presents a range of development opportunities by virtue of its outstanding location and the calibre and tone of the existing buildings.



WEXFORD TOWN



WEXFORD HARBOUR



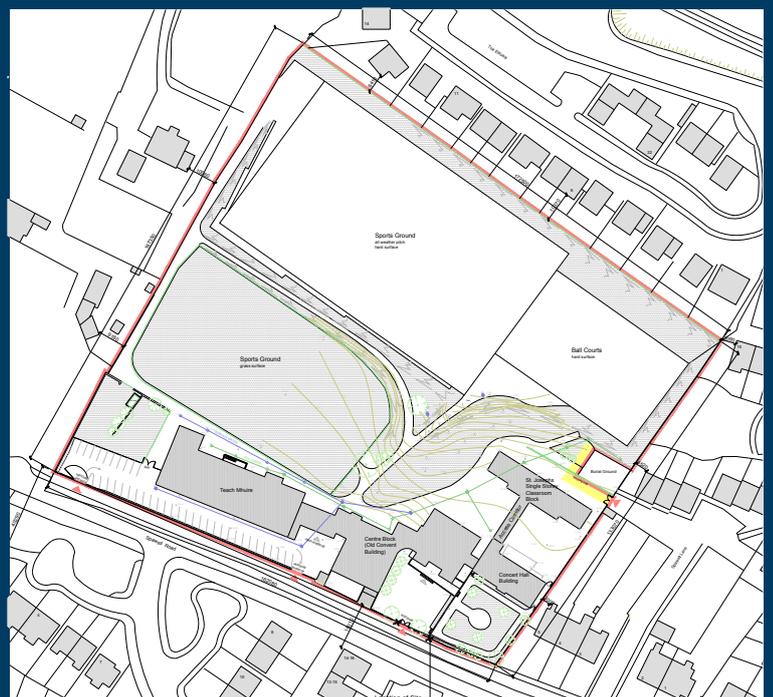
TOWN PLANNING

Planning policy for the property is contained within the Wexford Town & Environs Development Plan 2009 – 2015. The plan will continue to have effect until 2019 and should be read together with the Wexford County Development Plan 2013 – 2019.

The lands are zoned Town Centre; “To protect and enhance the special physical and social character of the existing Town Centre and to provide for new and improved Town Centre facilities and uses”. A sample of permissible uses under this zoning objective include: residential, office, retail, hotel and a hostel.

DEVELOPMENT POTENTIAL

The site represents a prime development opportunity within Wexford Town. It is situated in an area with an established pattern of residential development with sea views given the site’s elevated position. It benefits from amenities and services and would ideally suit a residential development, subject to planning permission, capitalising on the high levels of demand in the residential market.



Indicative Site Outline Only

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SPAWELL ROAD, WEXFORD TOWN, CO. WEXFORD

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY
APPROX. 2.54 HA (6.28 ACRES)



TITLE

The property is held under freehold title

VIEWING

By appointment

BER

Exempt

CONTACT



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Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.