LAVELLE
Commercial Property

FOR SALE

BY PRIVATE TREATY



PRIME DEVELOPMENT SITE

KILTEALY ROAD ENNISCORTHY CO WEXFORD (BESIDE ALDI)

DEVELOPMENT SITE (1 ACRE)	**EDGE OF TOWN LOCATION**	**REGULAR SHAPED INFILL SITE**	**EXISTING SURFACE CAR PARK (C. 60 SPACES)**	**ZONED "NEIGHBOURHOOD CENTRE"**	**SUITABLE FOR A NUMBER OF USES (STPP)**

LOCATION

Prime location in Enniscorthy, on the north side of Kiltealy Road (R702), adjoining both Aldi & Lidl. The surrounding area is mainly a mix of commercial and residential uses together with adjoining in sports clubs and the nearby Enniscorthy Community College. Enniscorthy is the second largest town in Co. Wexford with a population of 12,310 (Census 2022).

PROPERTY DESCRIPTION

The property comprises a regular shaped development site extending to approximately 0.4 hectares (1 acre) accessed via a shared access road from the R702.

The site, which is generally level topographically and regular in shape, currently provides a surface car park, approx. 60 spaces) together with undeveloped lands to the rear.

Description	HA	ACRE
Development Site	0.4	1

ZONING

The site is zoned "Neighbourhood Centre" – "to facilitate broader community uses including mix of appropriate convenience and comparison retail, commercial, community, childcare and medical facilities, residential and recreational development of a local scale" under the Wexford County Development Plan 2022-2028.

SERVICES

We are advised the site has main services available, however, interested parties are required to satisfy themselves as to the present availability and adequacy of all services.

TITLE: Freehold

VIEWING: Strictly by appointment

PRICE: **€200,000** (excl. VAT if applicable)

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