

ON THE INSTRUCTIONS OF SIOBHAN DWYER, RECEIVER CLEARY & DOYLE (RECEIVERSHIP)

**EXCELLENT RESIDENTIAL DEVELOPMENT SITE,
APPROX. 15.31 HA (37.84 ACRES)
CLONATTIN VILLAGE, GOREY, CO. WEXFORD**



- Exceptional development site suitable for a large housing scheme of over 200 houses
- Zoned predominately residential
- Title: Freehold
- Located on the eastern side of Gorey town centre adjacent to the existing Clonattin Village residential development.
- Gorey is popular commuter town and enjoys excellent accessibility via M11 and public transport





LOCATION

The property is situated on the southern side of the Clonattin Road in the existing residential development known as Clonattin Village. The lands lie between the Clonattin Road and the Courtown Road (R742) on the northern edge of the town and on the western side of the M11.

It is accessed directly from the Clonattin Road through the Clonattin Village Estate. It is an irregular-shaped site sloping gently from North to South.

Gorey has a population of 10,366 persons (census of population 2016) and is one of the most progressive and dynamic towns in the greater Dublin area. It benefits from ease of access to the M11 motorway at junction 22 and 23, public transportation via mainline rail and excellent bus services to and from Wexford, Rosslare and Dublin City Centre.

There is an abundance of national and secondary schools in the area with a wide range of sports clubs including the adjacent Gorey Rugby Club and Naomh Eanna GAA club.

There is excellent employment in Gorey in close by IDA Business and Technology Park and the employment centres of Cherrywood, Leopardstown and Sandyford are only 30min north on the M11.

There are an abundance of retail facilities closeby including Gorey Shopping Centre (Anchor store Dunnes Stores), Tesco Shopping Centre, Aldi, Lidl and the vibrant Gorey Main Street.

DESCRIPTION

The property comprises of an irregularly shaped site with boundaries that consist of hedgerows and ditches as well as timber fencing.

The property comprises of approx. 15.31 ha (37.84 acres) and gently slopes from North to South. It is presently covered in a combination of overgrowth and some spoil from the original Clonattin Village residential development. The surrounding Clonattin Village is a mix of apartments, terraced semi-detached and detached houses. There is an adjacent playground and astro pitch for communal use.

ZONING

The property is situated in an area that is predominantly zoned "R" Residential under the Gorey Town Development Plan (2017-2023). With part zoned open space and amenity. Approx. 3.5 ha zoned open space, 2.1 ha zoned educational and the remaining 9.71 ha zoned residential

PLANNING

The site had outline planning permission for 206 units which has just lapsed (Planning Reference 2013/0002). There was a previous planning permission dating back to 2007 on a smaller portion of the lands for 230 units.



This is one of the most important residential development sites to come on the market in Gorey and offers excellent potential for a large residential scheme subject to planning permission.



TITLE

Freehold.

PRICE

On application.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

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St. Stephen's Green House, Earlsfort Terrace, Dublin 2

Phone No: (01) 638 2700

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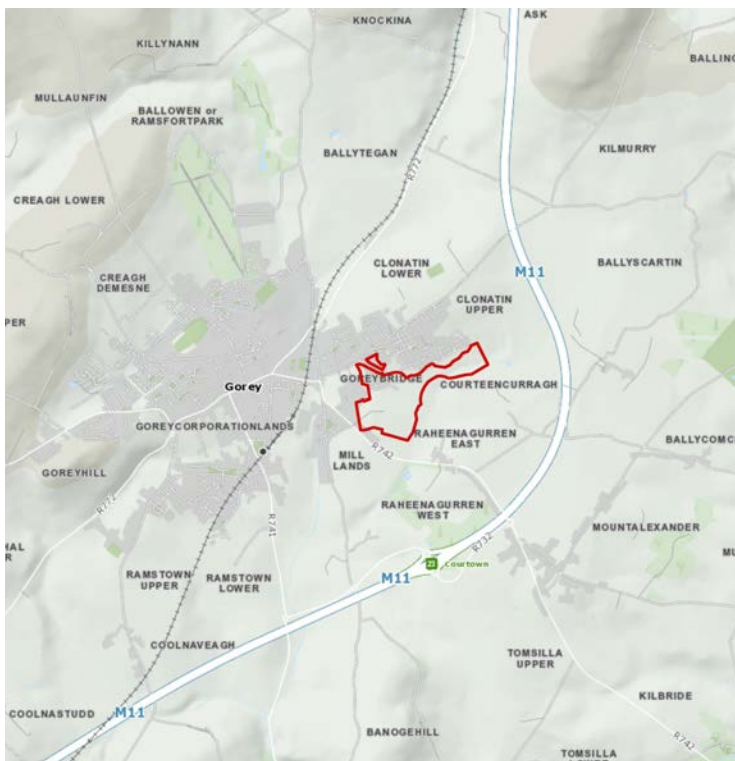
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