

Ref: P3666

# FERNS LOWER, FERNS, CO. WEXFORD



**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)

## SITE NO. 3 - C.0.5 ACRE SITE WITH THE BENEFIT OF FULL PLANNING PERMISSION FOR ARCHITECTURALLY DESIGNED BUNGALOW FOR SALE BY PRIVATE TREATY

### LOCATION:

The site is ideally located in Ferns opposite St Edan's Primary School, a five minute walk from Ferns Main Street and the N11. Ferns has a great selection of shops, services, two primary schools and sporting facilities. It is 8km south of Enniscorthy and 16km south of Gorey. The land is located along the Monageer Road out of Ferns along the main bus route.

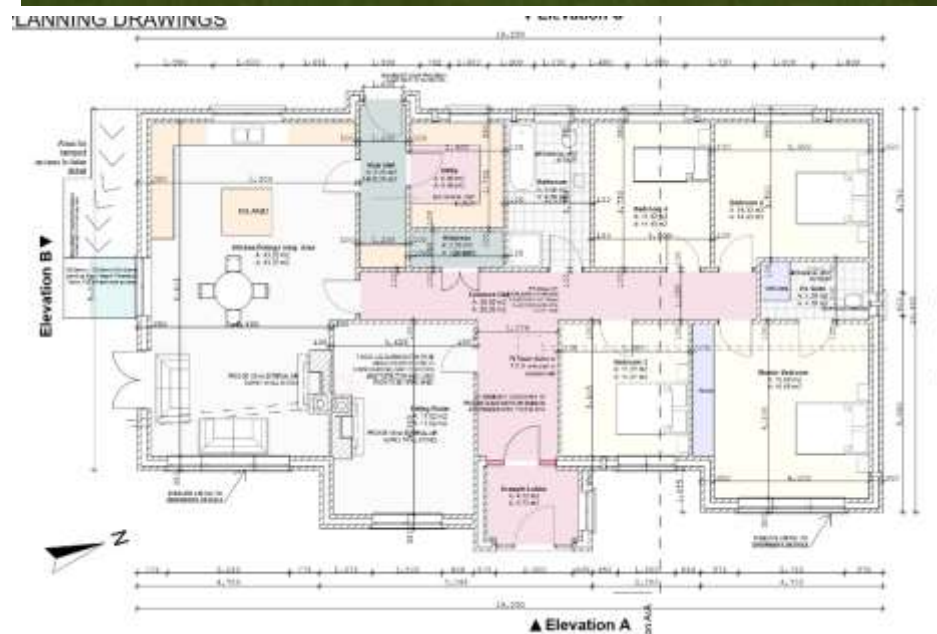
### DESCRIPTION:

The site, which contains c. 0.5 acres, is the last remaining site that forms part of a small development of only four houses. It is being offered for sale with the benefit of full planning permission for an architecturally designed four bedroom dwelling. The site has mains water at road and the percolation test has been done and passed.

### DIRECTIONS:

From Ferns turn left opposite Apple Green Station at Dunbar's Pub, proceed 300m, turn right, and the site is 300m on your right hand side with **QUINN PROPERTY** sale board.

A.M.V. €65,000 to include all Wexford County Council and Architectural fees



The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.