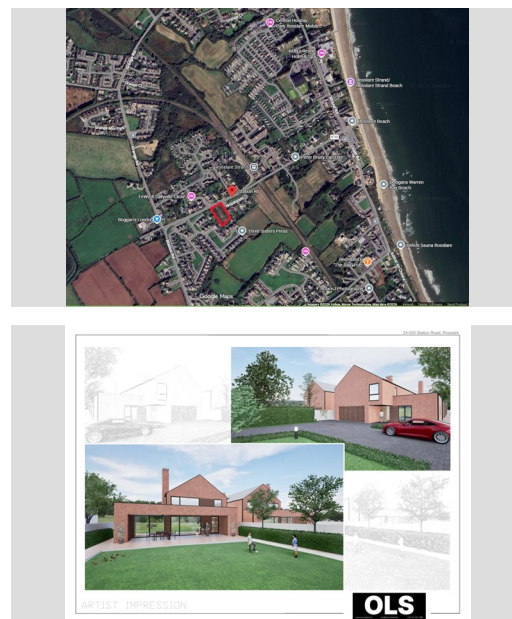


Bernadette Denby Auctioneer Valuer & Estate Agent
Kilmisten
Castlebridge
Wexford
Y35 CH52
t: 086 207 1543
email: info@bernadettedenby.com

2 sites, Walsheslough, Rosslare

Starting Bid: €500,000.00



For sale by Bernadette Denby Auctioneer Valuer via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

For sale in one entire lot or two individual lots

This superb site circa 0.31 ha (c. 0.7660267 acres) comes to the market with full planning permission for two impressive architecturally designed homes. Set less than 250 meters from Rosslare Strand Train Station, and just 650 meters from the main entrance to Rosslare Strand beach, the location offers accessibility and convenience to all necessary amenities.

Final Planning was granted January 2026 for two storey four bedroom detached dwellings with integrated garages and domestic sheds on this excellent site. The level site has walled boundary and entrance directly off Station Road and offers an excellent opportunity to a developer to build two exclusive dwellings in a superb location or for two separate parties to purchase the sites individually and build their own architecturally designed homes.

Rosslare Strand and the surrounding area is renowned for its beautiful beach, Rosslare

Golf Links which is one of only 50 Irish links courses offering golfers of all abilities a unique links golfing experience due to its location on the narrow, sandy peninsula at Rosslare Strand, Kelly's Hotel one of Ireland's top 4-star resorts offers the ultimate in accommodation and hospitality, there are a number of water sport activities available, a local supermarket, pharmacy, cafe's, restaurants, primary school, church, playground and sports facility.

Services

Mains ESB, water & sewerage

Planning Details

Planning No 20251325W

Development Contributions due in respect of the above Planning Permission: €10,209.00

TO VIEW OR MAKE A BID Contact Bernadette Denby Auctioneer Valuer or [iamsold](http://iamsold.ie),
www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.