

Ref: P4312

BALLYORLEY LOWER, FERNS, CO. WEXFORD Y21 HX28



QUINN PROPERTY

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**VALUABLE C. 77 ACRE HOLDING WITH RANGE OF SHEDS & OUTBUILDINGS
FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 8TH JULY 2020 AT 3PM
IN OUR CARNEW OFFICE (IN ONE OR MORE LOTS)**

LOCATION:

The farm is located in the heart of north Wexford's prime farming area, 3km from Boolavogue and The Harrow, 8km from Ferns and 15km from Enniscorthy. Boolavogue has primary school, church and shop with a local bar in The Harrow. Ferns is an historic town in north Co. Wexford and is located along the old N11. It has a good selection of shops, services, schools, restaurants and amenities with the local attraction of the remains of Ferns Castle located in the centre of the town.

DESCRIPTION:

The land has extensive frontage onto a local road and is laid out generally in three divisions with currently about half the farm in grass and the remaining half in tillage. The land is free draining and of excellent quality, suitable to most agricultural systems.

The yard is close to the public road and has a range of sheds including a slatted shed 45' x 24' with 6 spans of slats and a 15' feeding passage. This shed adjoins a cubicle shed comprising of 46 cubicles, foot bath, milking parlour, dairy, toilet and pump house. There is a calving shed 36' x 15', a cattle crush and pen, two concrete silage slabs and hard core yards.



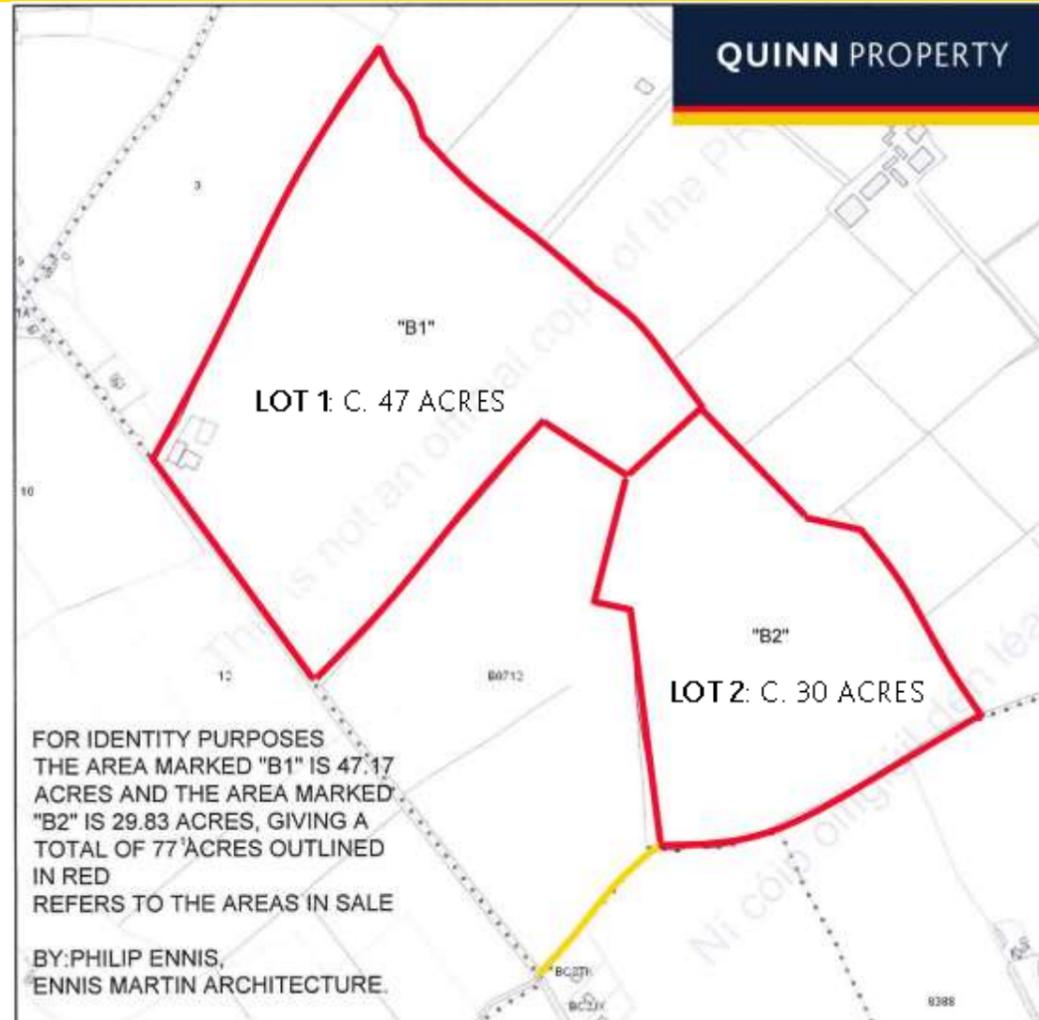


The holding was run as a dairy farm for a number of years and is ideally set up to return to dairy production. There is a central roadway that leads from the farmyard and services the majority of the lands which have the benefit of a piped water supply as well as access to a natural water course. Services in the yard include a private well, electricity and some electric fencing throughout the farm.

The property will be offered in the following Lots:

- Lot 1: C. 47 Acres
- Lot 2: C. 30 Acres
- Lot 3: The Entire





DIRECTIONS:

From Boolavogue head towards Ballyedmond taking the first right on the edge of the village beside the local soccer pitch, proceed for c. 2km to a four crossroads, turn left and the property is 500 meters on the left hand side with a **QUINN PROPERTY** signboard.

Legal: Pat McCarthy, Patrick M. McCarthy & Co.,
Glena Ville, Glena Terrace, Spawell Rd, Townparks, Wexford, Y35 CD62. Telephone: (053) 912 4420

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