

Ref: P4518



OLDMILL, ROSSLARE, CO. WEXFORD Y35 R28C

QUINN PROPERTY

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UNIQUE C. 72.4 ACRE HOLDING WITH NEW RESIDENCE (UNFINISHED) IN SPECTACULAR COASTAL LOCATION FOR SALE BY ON-LINE AUCTION ON WEDNESDAY 21ST JULY 2021 AT 3PM (IN ONE OR THREE LOTS)

LOCATION:

This fabulous holding enjoys spectacular location along the south Wexford coastline between St. Helens and Carne, 5km south of Rosslare Harbour, 8km from Rosslare Strand and 15km from Wexford town. Located along the coastal walking path between Rosslare and Carne which incorporates some of Wexford's finest beaches, it is within close proximity to Rosslare Europort, St Helens and Rosslare's Golf Clubs, Kellys Hotel, Equestrian Facilities and numerous walks and leisure pursuits. Wexford town is situated along the M11 Dublin/Rosslare route and has a large range of shops, services, amenities and both primary and secondary schools and a large surrounding rural hinterland all within two hours south of Dublin.

DESCRIPTION:

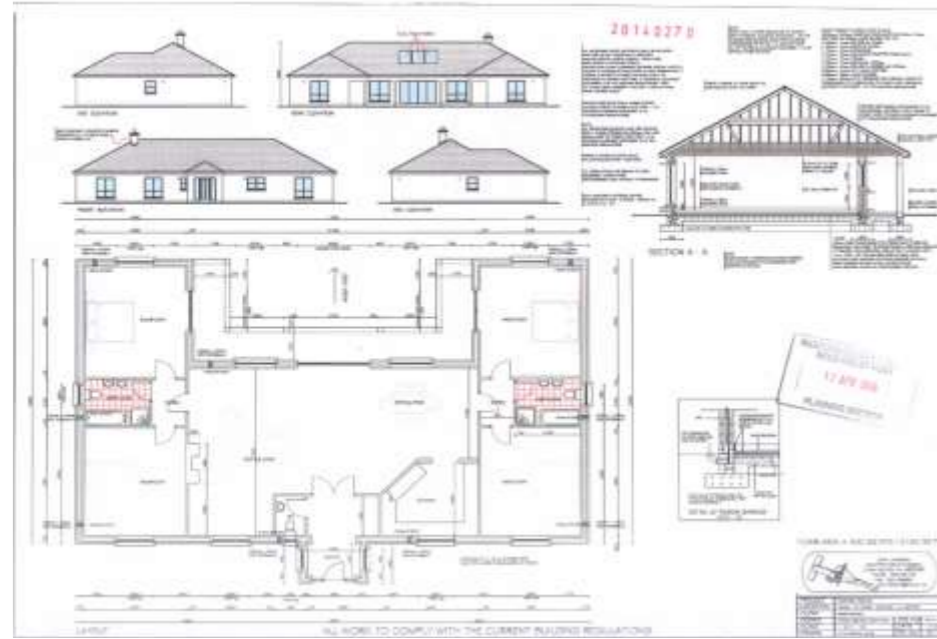
The property is situated at the end of a quiet country road, (opposite O'Learys Guest House), leading towards Old Mill beach with good road frontage. It is in one block and runs from the coastline in a south/westerly direction. The lands are laid out in a number of suitable divisions, all currently in grass and of good quality with little waste. They are suitable for most agricultural enterprises.

Lot 1 contains c. 11.67 Acres with the benefit of 300m of frontage onto the local beach. There is a derelict traditional stone building that may have development potential (s.t.p.p.) with possibilities for future tourist related enterprises.

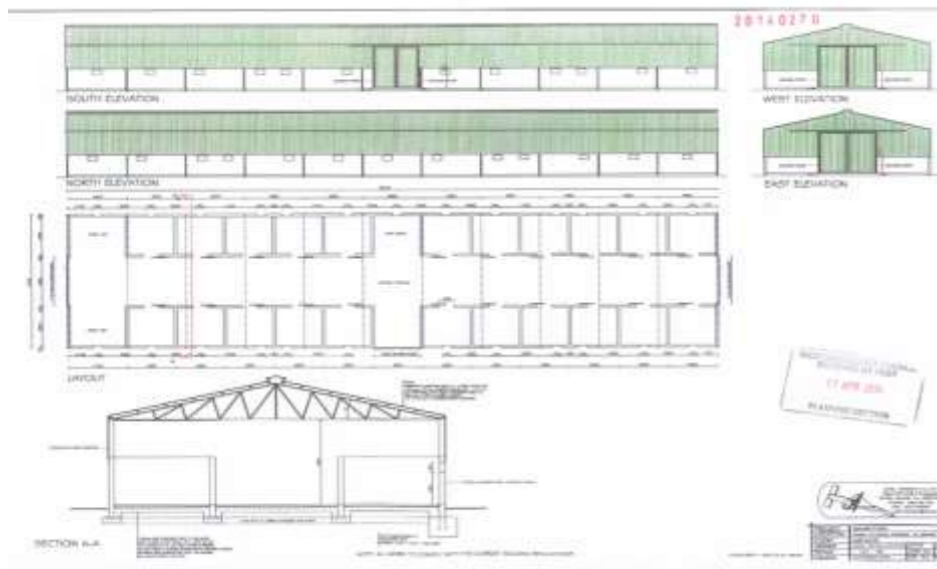
Lot 2 contains c. 55.2 acres and is an excellent parcel of agricultural land, currently in grass with the benefit of a cattle pen and handling facilities.

Lot 3 contains c. 5.47 acres with the residence. This bungalow was built in 2019 and has windows and doors installed with the outer plaster complete. It is ready for internal plastering. It extends to c. 200m², is east facing and enjoys stunning views towards Tusker rock. The site has mains water and planning for a bio cycle unit which is not yet installed. The land also has planning for an American style shed with stables and horse walker.





HOUSE PLANS



STABLE PLANS

Entrance Hall:	3.9m x 2.5m	Closet 1.2m x 1.75m
Large Living Room/Dining Area:	12.4m x 5.9m	Stunning sea views, double doors to front
Kitchen:	4.0m x 3.2m	
Bedroom 1:	5.0m x 4.4m	Sea views, double doors to front
Bedroom 2:	4.6m x 4.2m	
Bathroom:	2.7m x 2.4m	
Inner Hall 1:	2.4m x 2.4m	
Inner Hall 2:	3.9m x 1.4m	
Bedroom 3:	4.5m x 4.2m	Sea views, double doors to front
Bedroom 4:	2.0m x 2.7m	
Bathroom:	2.0m x 2.7m	
W.c.:	2.7m x 1.65m	

DIRECTIONS:

From Kilrane take a right at Culletons Pub onto Churchtown road, after 2km turn left at sign for St Helens and turn right for Hazelwood Stables, continue 1.5km and property is on right hand side with **QUINN PROPERTY** auction board.





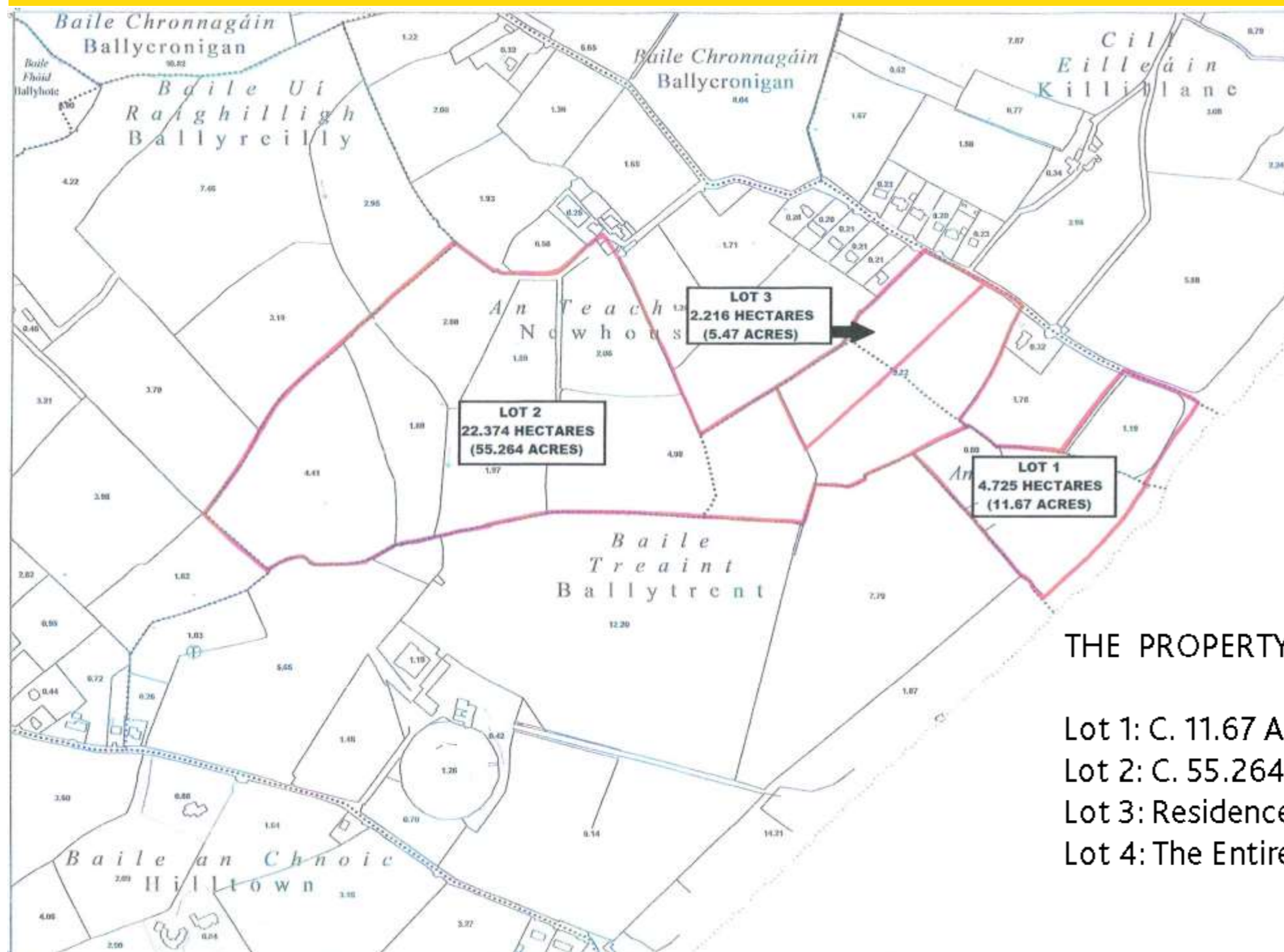
LOT 1 HAS 300M OF FRONTAGE ONTO THE LOCAL BEACH WITH DERELICT TRADITIONAL STONE BUILDING



LOT 2 WITH CATTLE PEN AND HANDLING FACILITIES.



LOT 3 WITH BUNGALOW TYPE RESIDENCE AND PLANNING FOR EQUESTRIAN FACILITIES.



Legal: Anna O'Donovan, Lombard, Cullen & Fitzpatrick Solicitors, 10 McDermott Street, Gorey, Co. Wexford Tel: 05394 22167

BER Details (PROVISIONAL):
BER G
BER No. 113910665
E.P.I.: 491.64 kWh/m²/yr

THE PROPERTY WILL BE OFFERED IN THE FOLLOWING LOTS:

- Lot 1: C. 11.67 Acres Adjoining the Beach with Derelict Building
- Lot 2: C. 55.264 Acres With Cattle Pen & Handling Facilities
- Lot 3: Residence on c. 5.47 Acres
- Lot 4: The Entire C. 72.404 Acres

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. 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.