

Ref: P4825

BALLINURE, MARSHALSTOWN, ENNISCORTHY, CO. WEXFORD



QUINN PROPERTY

www.quinnproperty.ie

CHARMING C. 19 ACRE HOLDING WITH DERELICT FARMHOUSE FOR SALE BY ON-LINE AUCTION WEDNESDAY 7TH JULY AT 3PM (IN ONE OR TWO LOTS)

LOCATION:

The land enjoys an excellent location in some of north Wexford's most productive agricultural areas in the townland of Ballinure, 3km from Marshalstown village with primary school, church and shop, 5km from Ballindaggin and 7km Enniscorthy. Enniscorthy is a thriving market town situated along the N11 and the River Slaney, with a large range of shops, services, amenities, primary and secondary schools servicing both a large urban and rural population. There is a swimming pool/recreation centre, several sports grounds including a rugby club and GAA club and several hotels including the four star Riverside Park Hotel. Surrounding the town, there is an 18-hole golf course, several pitch and putts, freshwater fishing and a five-star spa Monart is just beside "The Still Pond". Enniscorthy has an excellent range of commuting options with Irish Rail providing easy commuting to Dublin Connolly/Rosslare Harbour, Wexford Bus & Bus Eireann, the M11 to Dublin/N30 to New Ross/N80 Linking to Carlow/Laois & Offaly.

DESCRIPTION:

The property is situated along a laneway, 200m from the public road. It is divided by the laneway with the farmhouse, farmyard and c. ½ acre on the southern side with c. 18.5 acres on the northern side. The single storey house has been unoccupied for some time and is in need of complete renovation and rebuild. There are a number of outbuildings adjacent to the house comprising of a two span hayshed with lean-to and some block built out offices as well as an attractive small paddock located beside the house. There is a well in the yard as well as a natural water course on Lot 2.

The remaining lands are located on the northern side of the laneway, extend to c. 18.5 acres and are laid out in two divisions. They are currently in tillage, of excellent quality, suited to most agricultural enterprises.





LOTS:

The property will be offered in the following lots:

Lot 1: Derelict Farmhouse & Yard on C. 0.5 Acres

Lot 2: C. 18.5 Acres

Lot 3: The Entire



SERVICES

While there was electricity on site it is currently disconnected. There is a natural water course on Lot 2 and an old well on Lot 1.

DIRECTIONS:

From Ballindaggin take the Curragraigue Road (L6138), turn left at Jordan's Pub, turn immediately right and after 1.4km turn left, take next left, then the first lane on the left and property is on the left with **QUINN** PROPERTY auction board.

Legal: Niamh Moriarty & Co., Solicitors, Parnell Road, Enniscorthy, Co. Wexford Y21 XR58 Tel: 053 9237666

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

