

Ref: P4921

KILLABEG, SCARAWALSH, ENNISCORTHY, CO. WEXFORD



QUINN PROPERTY

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VALUABLE C. 41.5 ACRE ROADSIDE HOLDING FOR SALE BY ON-LINE AUCTION ON FRIDAY 2ND JULY AT 2PM IN ONE OR TWO LOTS

LOCATION:

The property enjoys an excellent location 3km north of Enniscorthy, 500m off the N11 at Scarawalsh, 7km north of Ferns and 1hour from south Co. Dublin. Adjoining the Bann River and close to the River Slaney it is in an area of fertile soils and a mixture of grassland and tillage in the surrounding farms.

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". It 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 farm has good frontage onto the public road with two access points. It is laid out in three divisions, currently in a mixture of tillage and grassland with c. 5.5 acres of mature forestry. The lands are generally free draining and suitable for most agricultural enterprises. It has the benefit of natural water from the Bann River as well as having a cattle crush and handling facilities. The holding is being farmed to a high standard and is in good heart. The lands are divided by the main Wexford to Dublin rail line (safe crossing point) with c. 15.5 acres to the eastern side of the line (of which c. 11.86 acres are in tillage and c. 3.6 acres in forestry) and c. 25.5 acres to the west.

The land may have potential for a residence, subject to the relevant planning permission.

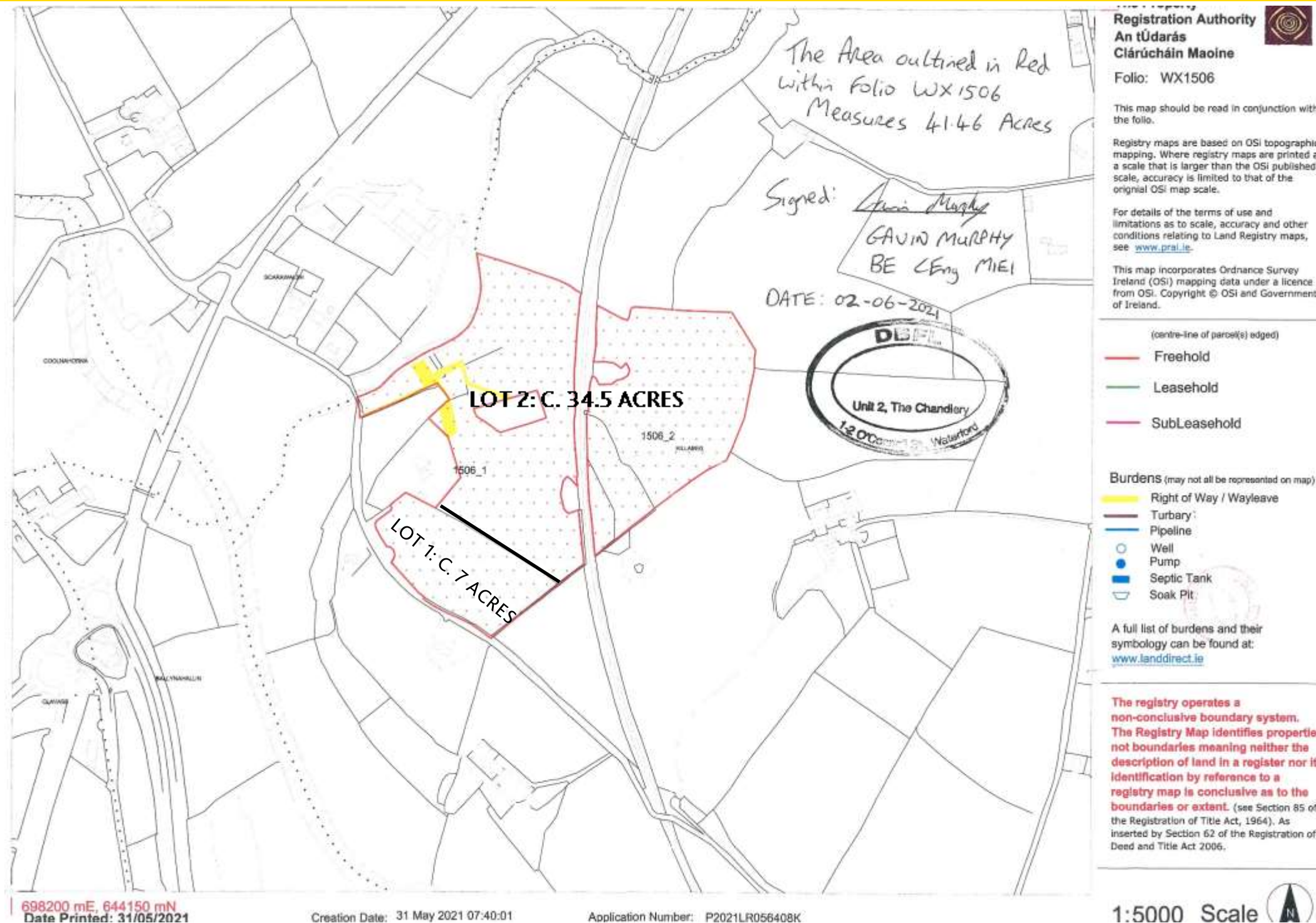
The property will be offered in the following Lots: Lot 1: C. 7 Acres, Lot 2: C. 34.5 Acres and Lot 3: The Entire



DIRECTIONS:

From Enniscorthy proceed towards Ferns, cross the bridge at Scarawalsh, take first right and continue for c. 500m and the property is on the left, just over the bridge, with **QUINN** PROPERTY auction board.

Legal: Annette McCarthy, Frizelle, O'Leary & Co., Enniscorthy, Co. Wexford. Tel: 053 923 3547



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