

Ref: P5458

# PARKANNESLEY, BALLYGARRETT, GOREY, CO. WEXFORD



**QUINN PROPERTY**

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## VALUABLE C. 52 ACRE ROADSIDE HOLDING WITH FARMYARD & DERELICT COTTAGE FOR SALE BY PUBLIC AND ONLINE AUCTION IN THE ASHDOWN PARK HOTEL, GOREY, ON WEDNESDAY THE 6<sup>TH</sup> APRIL 2022 AT 3PM (IN 1 OR MORE LOTS)

### LOCATION & DESCRIPTION:

This valuable holding is located 2 km from the village of Ballygarrett which has a primary school, church, shop, coffee shop, restaurant and pub, 4 km from Ballycanew with services to include primary school, churches, pubs, supermarkets, filling station and hair salon, 12 km south of Gorey with an extensive range of all amenities, 2 km from the coast and Old Bawn Beach with a further choice of many fine beaches close-by.

The land is laid out in 5 divisions with extensive frontage onto the local road. All the lands are currently in grass, of good quality and farmed to a high standard. The land has electric fencing and mains water piped to it. It has the benefit of a derelict, 4 roomed, single storey cottage in need of restoration with adjoining farmyard to include a two bay A-Framed Slatted Unit (30ft. x 30ft.), an open silage pit with concrete apron and yards. The property will be offered in the following Lots:

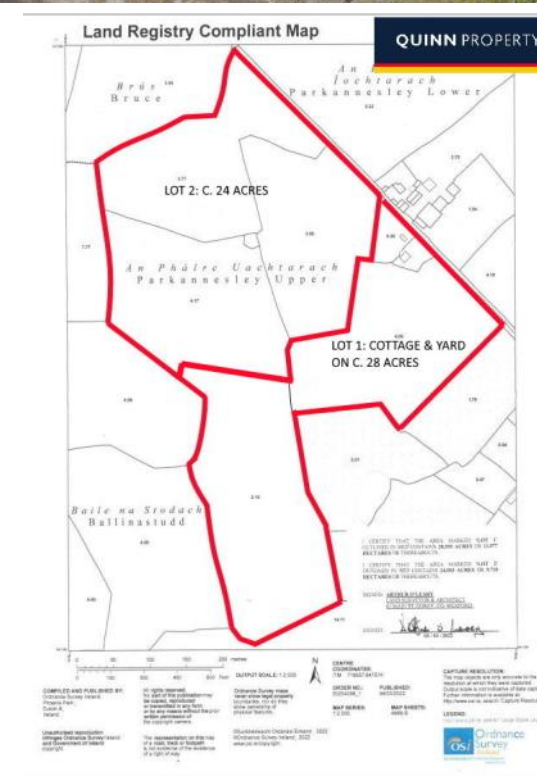
Lot 1: Cottage and Yard On C. 28 Acres

Lot 2: C. 24 Acres Divided Into 3 Divisions.

Lot 3: The Entire

Directions: From Ballygarrett turn at the Macamore Pub, proceed for 1.5 km to first crossroads, turn left property 500 meters on the right with a **QUINN PROPERTY** signboard.

**Legal:** Kevin O'Doherty, O'Doherty Warren Solicitors, Gorey, Co. Wexford. Tel: 053 9421587



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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.