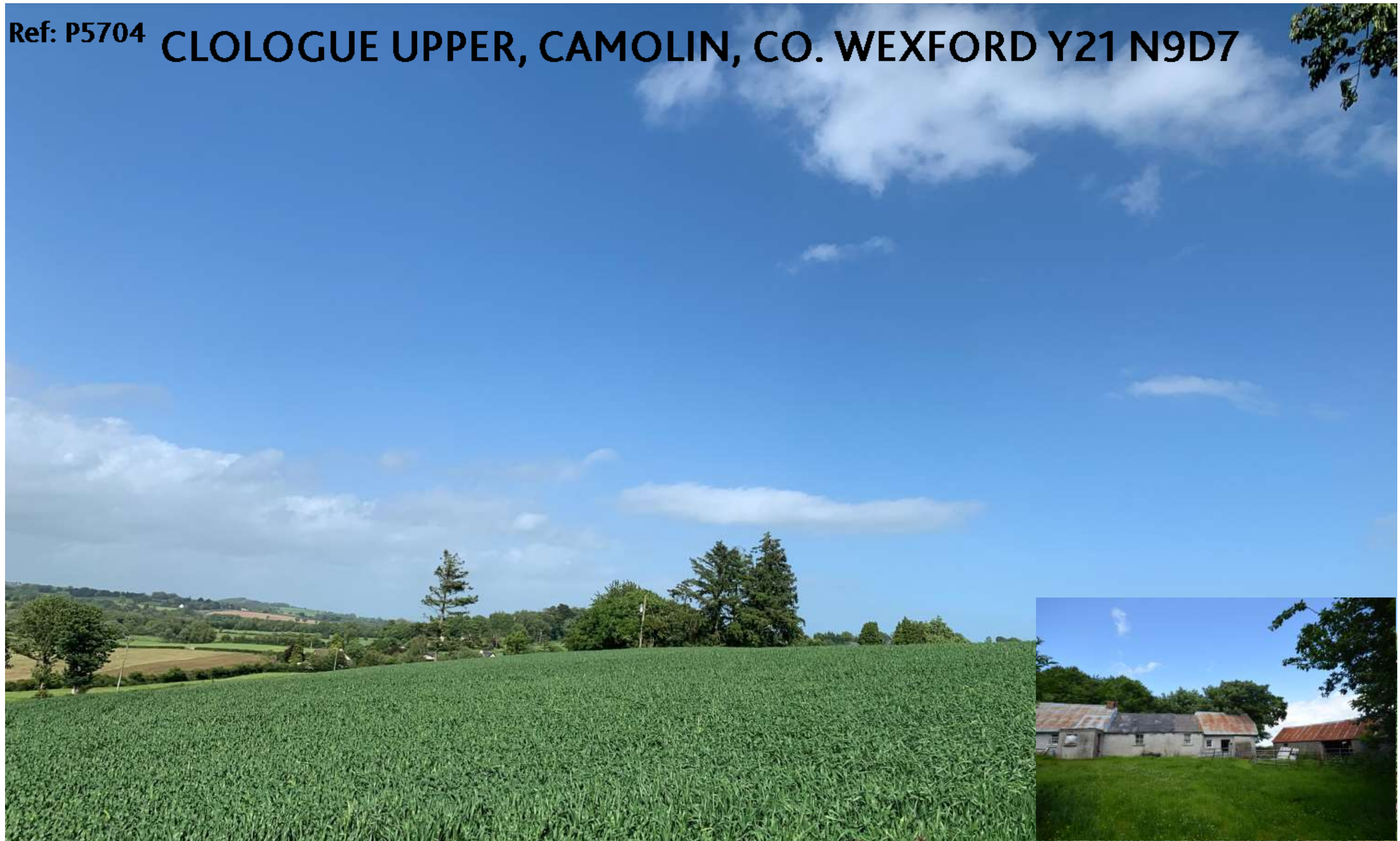


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CLOLOGUE UPPER, CAMOLIN, CO. WEXFORD Y21 N9D7



**QUINN PROPERTY**

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**EXCEPTIONAL C. 24.8 ACRE ROADSIDE HOLDING WITH STONE-BUILT FARMHOUSE  
(IN NEED OF UP-GRADING)  
FOR SALE BY ONLINE AUCTION ON WEDNESDAY 20TH JULY 2022 AT 3PM IN 1 OR 3 LOTS**

**LOCATION:**

The land enjoys an excellent location along a local road (the L5092), just off the R772 at Camolin and the N11 Gorey to Enniscorthy road. It is only 1.5km from Camolin village which offers a good selection of services and amenities to include primary school, shops, pubs, churches, service stations, GAA Club and playing fields, childrens' playground, crèche, nursing home and the renowned Cois na hAbhann, Restaurant, Shop and Garden Centre. The lands are 13km south of Gorey, 7km from Ferns, 17km from Enniscorthy and 6km from the Clough Roundabout and access to the M11 motorway, leaving Dublin a comfortable commute of just over an hour.

**DESCRIPTION:**

The lands are of excellent quality, divided into four divisions, currently in grass and tillage. They enjoy extensive road frontage and are bounded on one side by the River Bann. There may also be deposits of sand and shale in Lot 3.

The holding has the benefit of a stone built farmhouse and a range of outbuildings and, while the farmhouse is in need of up-grading and renovation, it has services to include electricity and well water. Accommodation comprises of entrance porch, kitchen with open fire, sitting room with open fire, 2 bedrooms on the ground floor with 1 bedroom on the first floor. The land may have potential for a residential site, subject to the relevant planning permission.







The property will be offered in the following Lots:

**Lot 1:** Farmhouse & Yard On C. 1 Acre

**Lot 2:** C. 10.5 Acres Of Re-Seed

**Lot 3:** C. 13.3 Acres In Grass & Tillage

**Lot 4:** The Entire

**DIRECTIONS:**

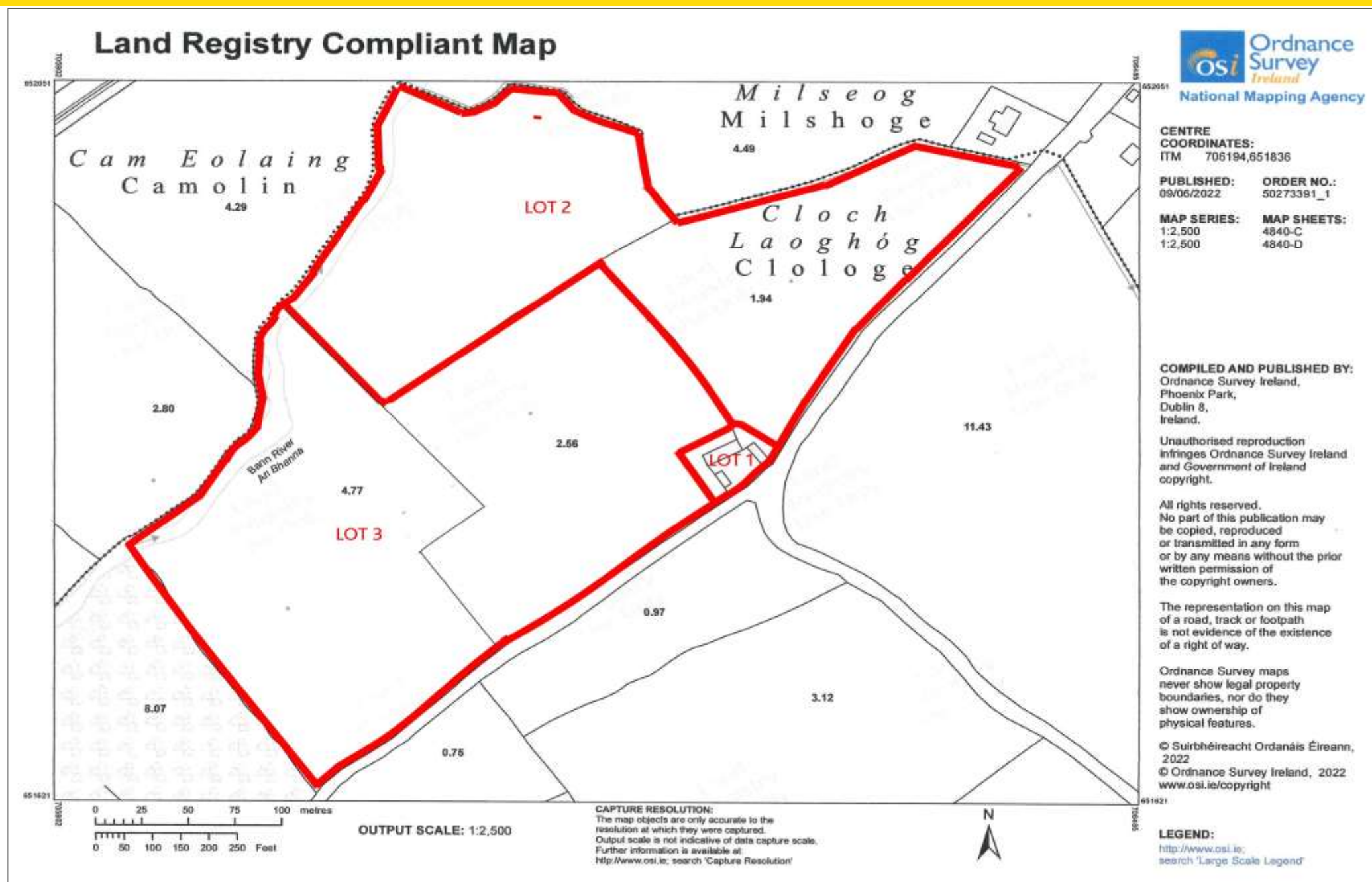
From Camolin, turn left just up from the Parkside Pub, proceed for C. 1km taking the first road to the right. The property is located on the left hand side with a **QUINN** PROPERTY signboard.

**BER DETAILS: G**

**BER:**

**BER NO.**





**Legal:** Michael O'Flaherty, Crean & O'Flaherty, Bunclody, Co. Wexford. Tel: 053 9377938

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.