

Ref: P5724

KNOCKADAWK & BALLYART, KILMUCKRIDGE, GOREY, CO. WEXFORD Y25 C602



QUINN PROPERTY

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Outstanding C. 144 Acre Residential Holding For Sale By Public And Online Auction On Wednesday The 24th August At 3pm In The Ashdown Park Hotel (In 1 Or 2 Lots)

LOCATION & DESCRIPTION:

This excellent holding is located just off the Kilmuckridge to Killenagh road, c. 5km from both. It is in an area of productive farming as well as an area associated with popular tourist destinations. Kilmuckridge is situated 5km off the R741 Gorey to Wexford road, 20km south of Gorey, 25km north of Wexford town, 100km south of Dublin and 2km from the coast, it has a good selection of shops, services and both primary and secondary schools. Ballygarrett is 5km away and has a primary school, church, restaurant, pub and supermarket and is close to beautiful beaches, most notably Cahore & Old Bawn. The property is 18km south of Gorey with an extensive range of all amenities.

The holding is located along a quiet cul-de-sac country road and is laid out in one block divided into a number of suitable divisions, all of which are currently in grass. The lands have been farmed to a high standard and are in a good state of fertility, well fenced with a piped and a natural water supply. There is a two storey traditional stone built farmhouse on the holding with a large range of sheds and outbuildings to accommodate in excess of 200 cattle. Residential accommodation comprises as follows:

Entrance Porch:	1.6m x 3.38m	
Sitting Room:	4.2m x 3.7m	Open fire
Bathroom:	2.1m x 4.2m	Wc, whb and shower
Kitchen:	4.45m x 3.8m	Aga Cooker
Back Kitchen:	4.7m x 1.95m	
Bedroom 1:	3.86m x 2.5m	Wardrobe
Bedroom 2:	4.5m x 2.5m	
Bedroom 3:	2.9m x 3.1m	Wardrobe
Bedroom 4:	3.7m x 4.1m	
Bathroom 2:	3.0m x 2.15m	Wc, whb, bath

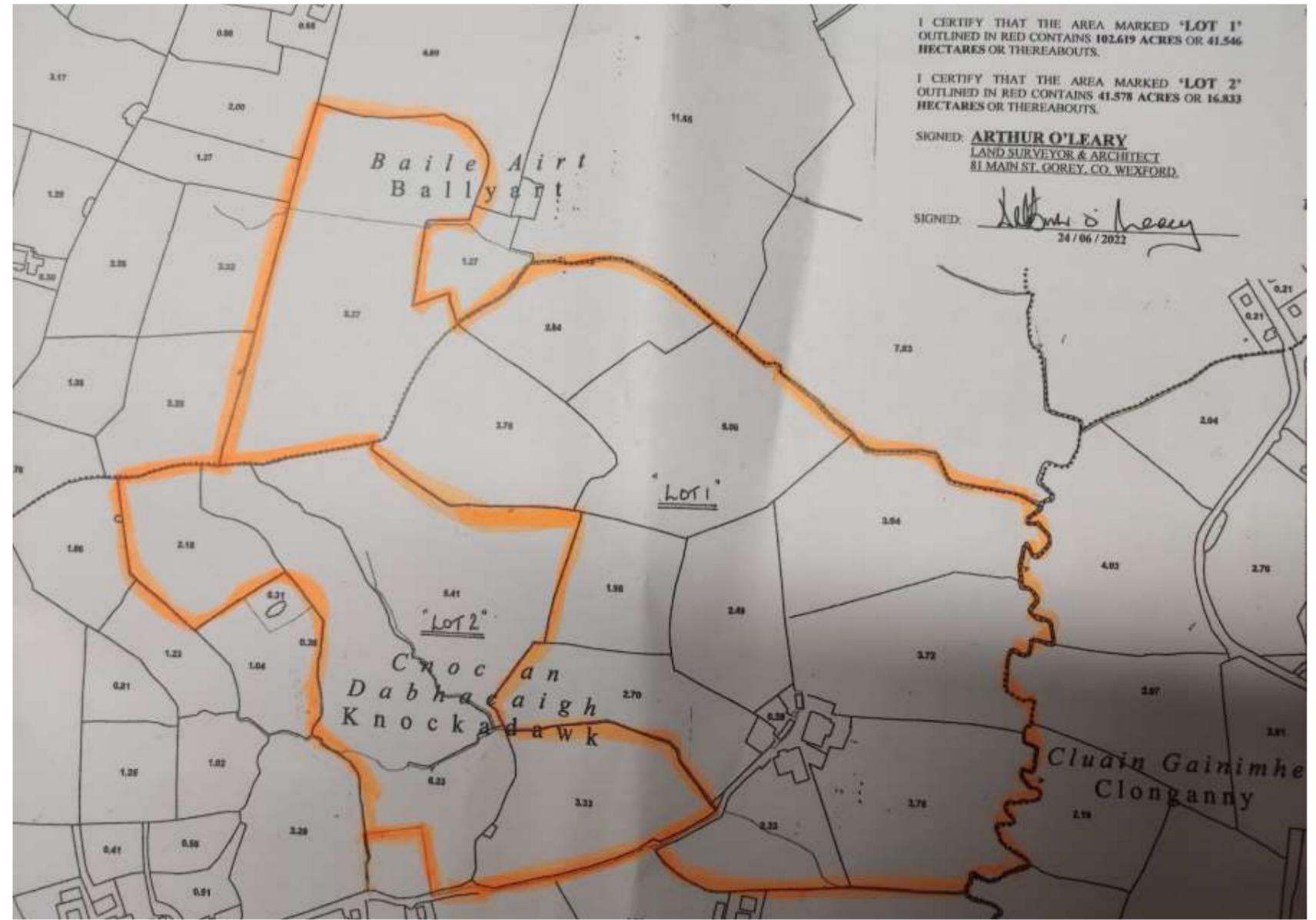
BER DETAILS:

BER: E1
BER No. 115374241
BER Rating: 328.68kWh/m²/yr

SERVICES:

Private Well
Septic Tank
Oil Fired Central Heating





EXTENSIVE RANGE OF OUTBUILDINGS INCLUDE:

- Meal Shed 24ft x 45ft + 18ft x 15ft
- Cubicle Shed 45ft x 60ft with 72 cubicles and slatted tank
- Concrete silage pit 80ft x 42ft, Silage 45ft x 80ft x 8ft high
- Slatted shed no. 2 50ft x 38ft with feeding passage and cubicles
- Round roof loose shed 25ft x 45ft
- Round roof loose shed 25ft x 45ft
- Workshop 18ft x 30ft
- Workshop beside house 15ft x 30ft

- Slatted shed (2 sides of slats and a feeding passage) 110ft x 40ft
- Covered cattle crush 60ft long (with scales)
- Silage pit No. 2 60ft x 40ft
- Machinery shed 30ft x 60ft
- Lean-to Shed 22ft x 45ft
- Straw shed 75ft x 25ft
- Machinery shed 45ft x 15ft
- Dog House

The property will be offered in the following Lots:
Lot 1: C. Farmhouse & Outbuildings On C. 102.6 Acres
Lot 2: C. 41.6 Acres
Lot 3: C. The Entire, C. 144 Acres

DIRECTIONS:
 From Gorey, take the R741, turn left at Harney's Pub. Proceed through first crossroads and up to T Junction, turn right, property is located on the left hand side with a **QUINN PROPERTY** auction board.



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

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