

Ref: 6010



GARRYVADDEN, OULART, CO. WEXFORD

**QUINN** PROPERTY

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## **SUPERB C. 23 ACRE HOLDING WITH ROAD FRONTAGE FOR SALE BY ONLINE AUCTION ON FRIDAY 18TH NOVEMBER AT 12 NOON**

### **LOCATION:**

Co. Wexford is renowned for its excellent verdant and picturesque countryside, favourable climate and productive farmland. The area has a well established agricultural infrastructure, machinery merchants, livestock marts, veterinary surgeries, and milk and grain processing plants.

This property benefits from an excellent location, just 3km off the main Gorey/Wexford road (R741). Gorey, Wexford and Enniscorthy can be reached within 20 minutes while the village of Oulart is a 3km drive away. Furthermore, this holding enjoys proximity to the coast and a range of sandy beaches. The popular seaside villages of Blackwater and Kilmuckridge are within a 10 minute drive.

### **DESCRIPTION:**

The property is laid out in one large division and has generous road frontage of approximately 650 meters. The land is currently in grass, of good quality, with the majority suitable for tillage. There is a stream running along its northern boundary, offering a good water supply for livestock. There is a derelict building on the land offering site potential.

### **DIRECTIONS:**

From Gorey proceed through Ballycanew and Ballyedmond Villages, take the first left after sign for Oulart Hill. Continue straight through the crossroads and proceed to take a left at 'Community Alert' sign. The land is located on the left with a **QUINN PROPERTY** Signboard.

**Legal:** Julie Breen Solicitors, Law Chambers, Alder Court, Ferns, Co. Wexford. Tel: 053 9366688

### **P.O.A.**

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