

Ref: P6516

SLIEVECARRAGH, NEW ROSS, KILKENNY, CO. KILKENNY

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# Excellent C. 60 Acre Roadside Holding For Sale by Online Auction On Wednesday 6th September At 2pm (In 1 or More Lots)

## LOCATION & DESCRIPTION:

This superb holding is located in south Co. Kilkenny, close to both the Wexford and Waterford borders, it is 8km south of New Ross and 20km north of Waterford city. It is 13km from Mullinavat and 47km from Kilkenny City.

New Ross is located in south west Co. Wexford on the River Barrow, near the border with Co. Kilkenny, it is a large market town servicing parts of south Wexford, Kilkenny and Carlow. New Ross has a good range of shops, services and a selection of secondary and primary schools with numerous sporting, arts and cultural facilities. The town provides good road links with the N25 road linking Cork, Waterford City which is 25km, Rosslare Harbour which is 40km and the N30 linking Enniscorthy. The town is also serviced by several bus routes to Waterford, Dublin, Dublin Airport, Rosslare Europort and Cork as well as local services.

The lands have good frontage onto the local road and are divided by the road into two lots.

Lot 1 extends to C. 30.5 acres and is laid out in 5 divisions, it is currently in a mixture of grassland and tillage and has excellent quality, free draining soil, suited to most agricultural enterprises.

Lot 2 extends to C. 29.3 acres, this has good road frontage, is in three divisions, all of which are currently in grass and of excellent quality. Again, the land is suited to most agricultural enterprises.

The property will be offered for sale in the following Lots:

**Lot 1:** C. 30.5 Acres

**Lot 2:** C. 29.3 Acres

**Entire:** C. 59.8 Acres

Directions: From the New Ross / Waterford road (R723), turn right for Mullinavat, proceed 2km, taking a road to the right and after 1km the land is on the left and right hand sides with a **QUINN PROPERTY** signboard.



# Land Registry Compliant Map



**Buttle**

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I certify that the Lot 1 Area "A" outlined in red contains 12.359 Hectares or 30.539 Acres

8/6/2023



**Tailte  
Éireann**

**CENTRE  
COORDINATES:**  
ITM 667887,627478

**PUBLISHED:**  
07/06/2023

**ORDER NO.:**  
90336866\_2

**MAP SERIES:**  
1:5,000  
1:2,500  
1:2,500

**MAP SHEETS:**  
5320  
5320-D  
5321-C

**COMPILED AND PUBLISHED BY:**  
National Mapping Division of  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
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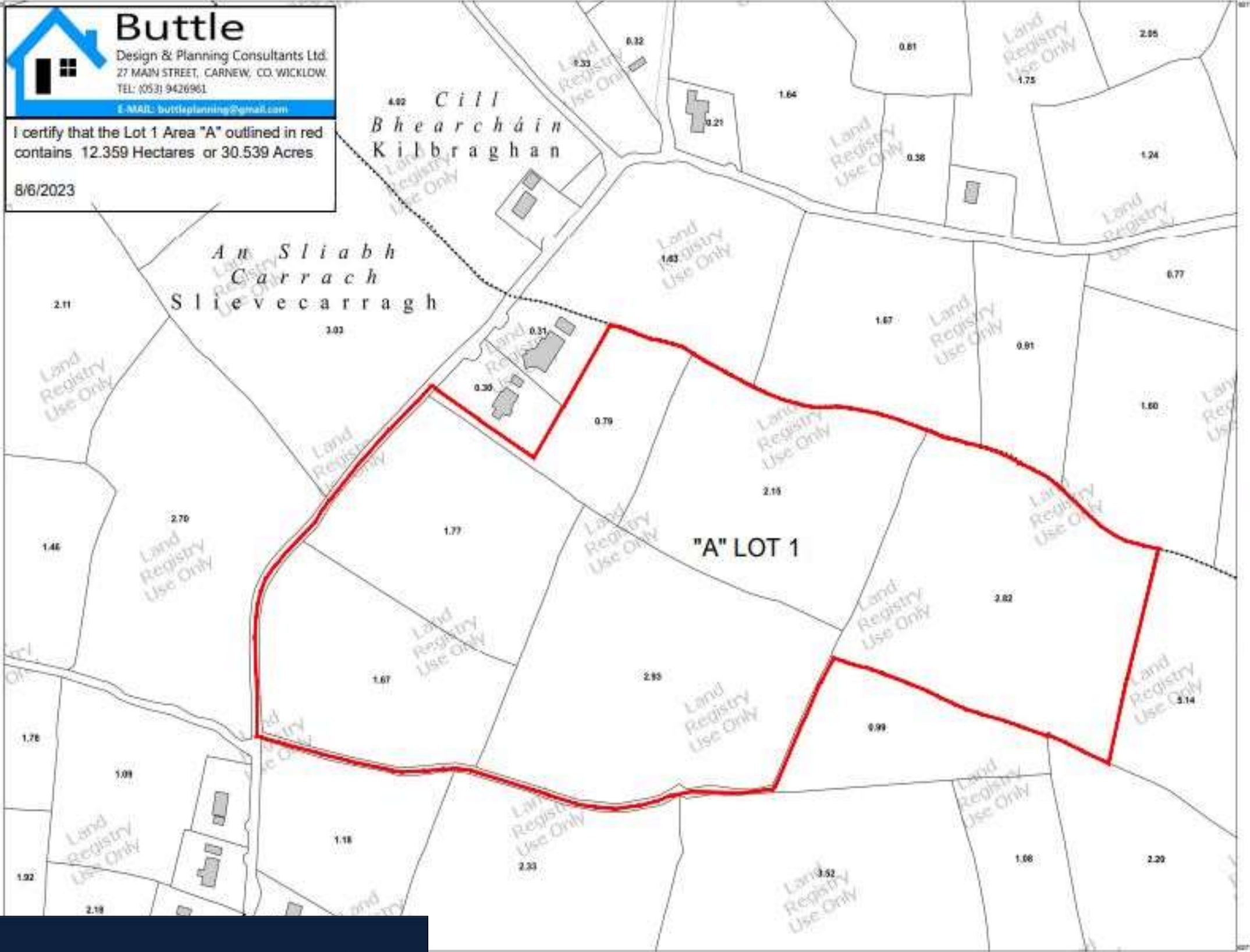
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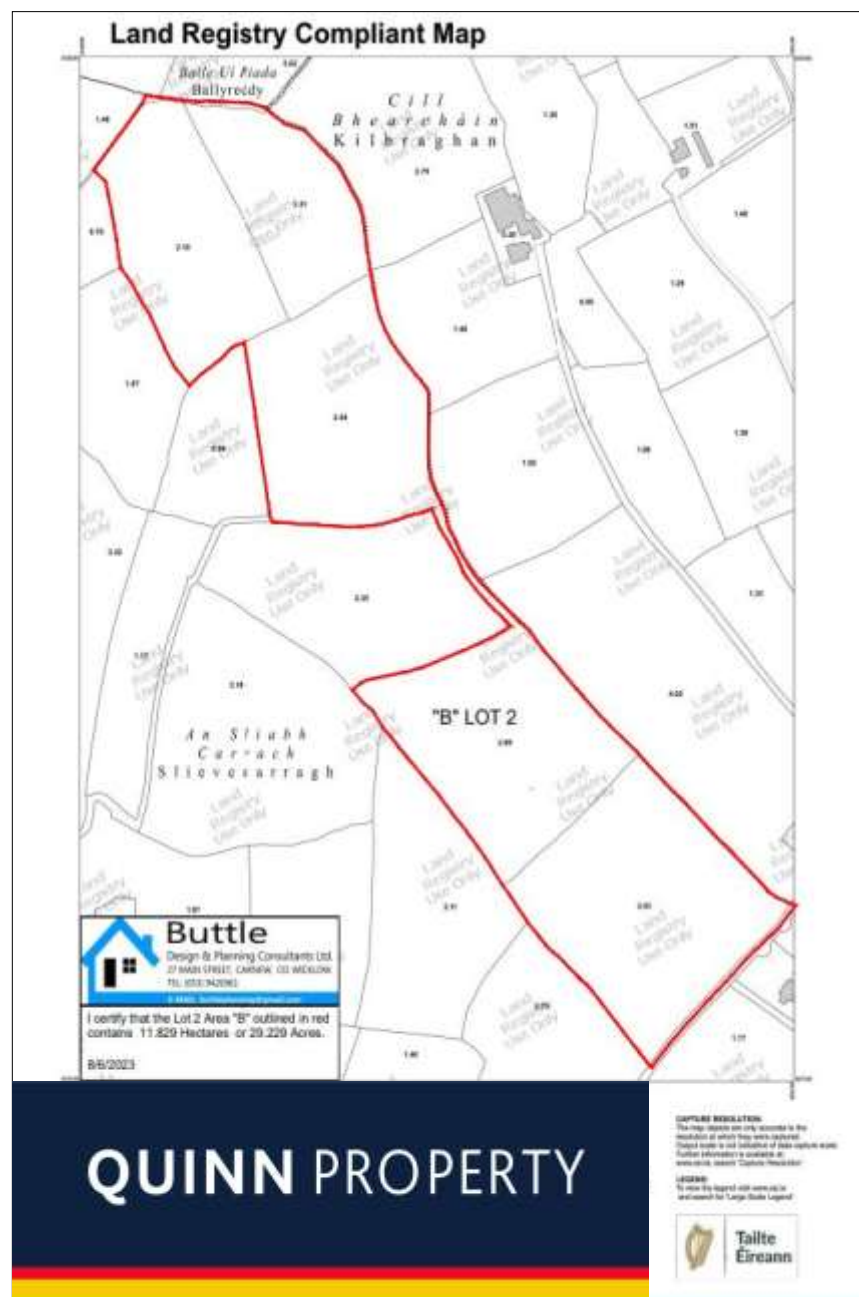
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