

Ref: P6653

GARRYLOUGH UPPER, CASTLEBRIDGE, CO. WEXFORD



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**Excellent C. 50 Acre Roadside Holding
For Sale By Online Auction On Friday 22nd September At 12 Noon (In 1 Or More Lots)**

LOCATION & DESCRIPTION

This superb holding is located in south Co. Wexford, 10km north of Wexford town, 30km south of Gorey and just 5kms from Castlebridge village.

The historic town of Wexford is located in south Co. Wexford and lies on the estuary of the River Slaney. It boasts a picturesque quayside where one can take leisurely walks enjoying the views of the river, the iconic Crescent Quay Bridge and the vibrant activity of the local fishing industry. The town itself is a lively hub of activity featuring a wide range of traditional shops, boutiques, restaurants, cafes, pubs, hotels, craft shops and is also host to the internationally acclaimed Wexford Festival Opera, a highlight of any International cultural calendar. The Town is linked to Dublin by the M11/N11 National Primary Route and to Rosslare Europort, Cork and Waterford by the N25.

The lands have good frontage onto the local road and are divided by a hard core lane into two lots comprising as follows:

Lot 1 extends to C. 11 acres. This has good road frontage, is in one division, all of which are currently in grassland and of excellent quality. Again, the land is suited to most agricultural enterprises.

Lot 2 extends to C. 39 acres and is laid out in three divisions. It is currently all in grassland and tillage and has excellent quality free draining soil, suited to most agricultural enterprises. There is an internal hard core road through the lands.





The property will be offered in the following Lots:

Lot 1: C. 11 Acres

Lot 2: C. 39 Acres

Lot 3: C. 50 Acres -The Entire

Directions

From Wexford proceed over the Bridge through Castlebridge, continue on the R741 for 4km and turn left at Garrylough. Proceed up this road for 1km and the lands are on the right marked with a signboard.

Note: The property is subject to a long term Lease which expires in 2025. The purchaser will have the benefit of the rental income from this Lease for the years 2024 and 2025.

Legal: Helen Doyle, Doyle Solicitors, 7 Glenna Terrace, Spawell Road, Wexford. Tel: 053 9123077

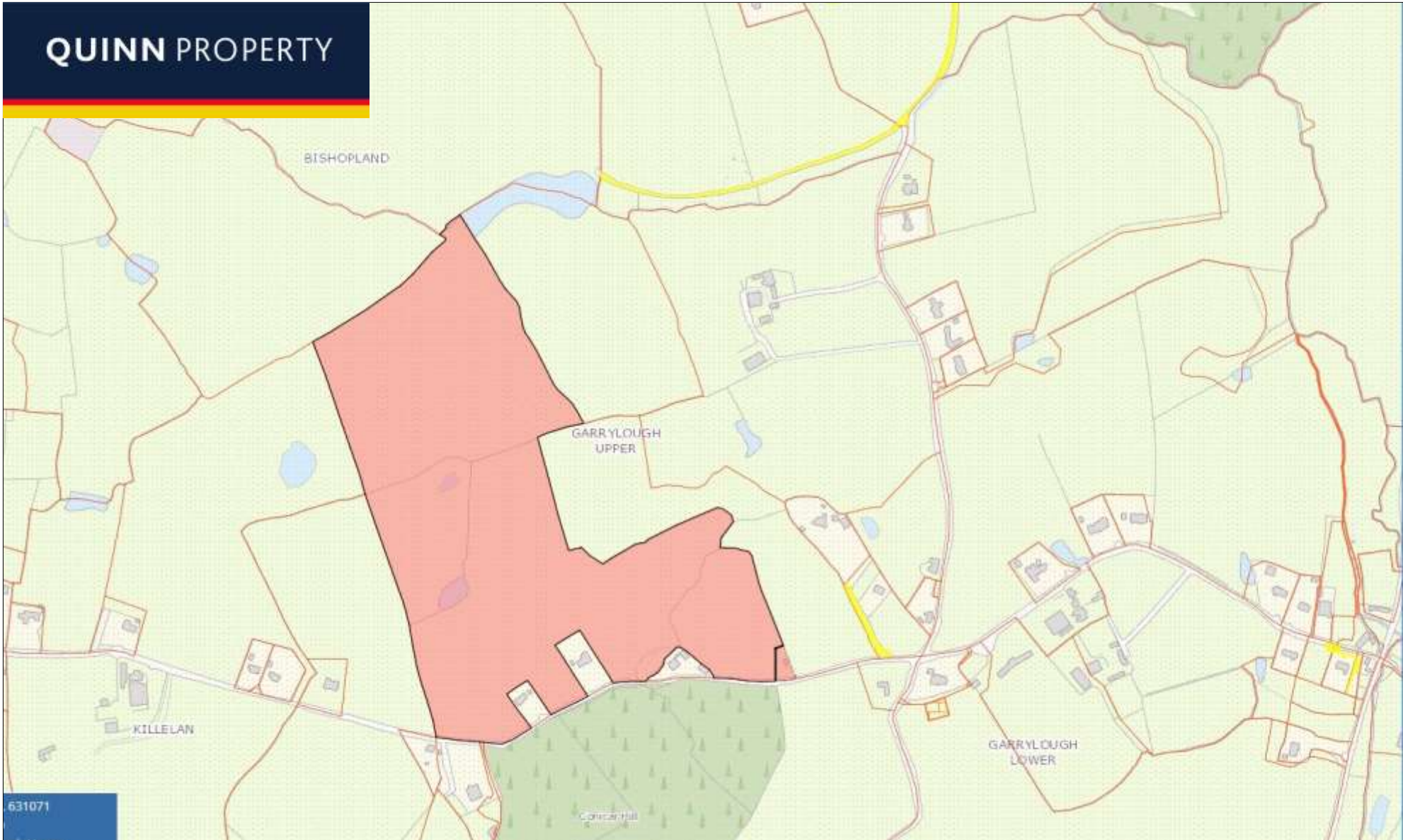
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Folio Number	WX6546
Title Level	Freehold
Plan Number	6546
Property Number	1
Area of selected plans	20.71 hectares
Number of Plans on this folio	1
Address	Not Available

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*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#)

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Joint Agents: DNG McCormack Quinn, O'Rahilly Place, Wexford. Tel: 053 9123077



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26 Main Street, Gorey, Co. Wexford Y25DP60

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