

Ref: P6735

BALLYCONNIGAR UPPER & LOWER, BLACKWATER, CO WEXFORD



QUINN PROPERTY

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Excellent C. 44 Acre Coastal Holding
For Sale By Online Auction On Friday 20th October At 12 Noon (In 7 Lots)





LOCATION AND DESCRIPTION:

The lands enjoy an excellent coastal location close to Ballyconnigar Beach with some of the lands adjoining the beach itself.

Ballyconnigar Beach is a 5km stretch of spectacular sandy coastline, where the renowned Steven Spielberg film "Saving Private Ryan" was shot in 1997. The lands are 2km from Blackwater village, 18km north of Wexford town and 30km south of Gorey. Blackwater village is a popular tourist area in south east Co Wexford with a good range of shops, services and primary school. It is 5km off the R741 Gorey/Wexford road and 18km north of Wexford town. Wexford town is situated along the M11 Dublin/Rosslare route at the mouth of the River Slaney and is the largest town in Co. Wexford, it has a large range of shops, services, amenities and both primary and secondary schools and Full-time Honours Degree programmes being offered in Wexford Campus. The town services a large surrounding rural hinterland.



The lands are all currently laid out in grass and generally of good quality. Some of the lots have road frontage which may have potential for a residential site, with other lots being accessed over private laneways. Lot 4, c. 3.7 acres, has the benefit of a farmyard and outbuildings to include a 2 bay round roof shed 20m x 30m, two lean-tos, a disused milking parlour and a cattle crush.

Land Registry Compliant Map



Tailte
Éireann

CENTRE
COORDINATES:
ITM 714205,633664

PUBLISHED:
30/08/2023

ORDER NO.:
50354465_1

MAP SERIES:
1:2,500
1:2,500

MAP SHEETS:
5208-C
5208-D

COMPILED AND PUBLISHED BY:
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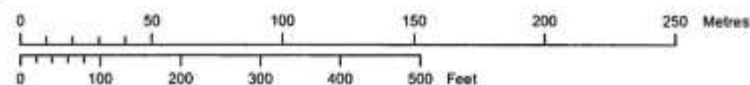
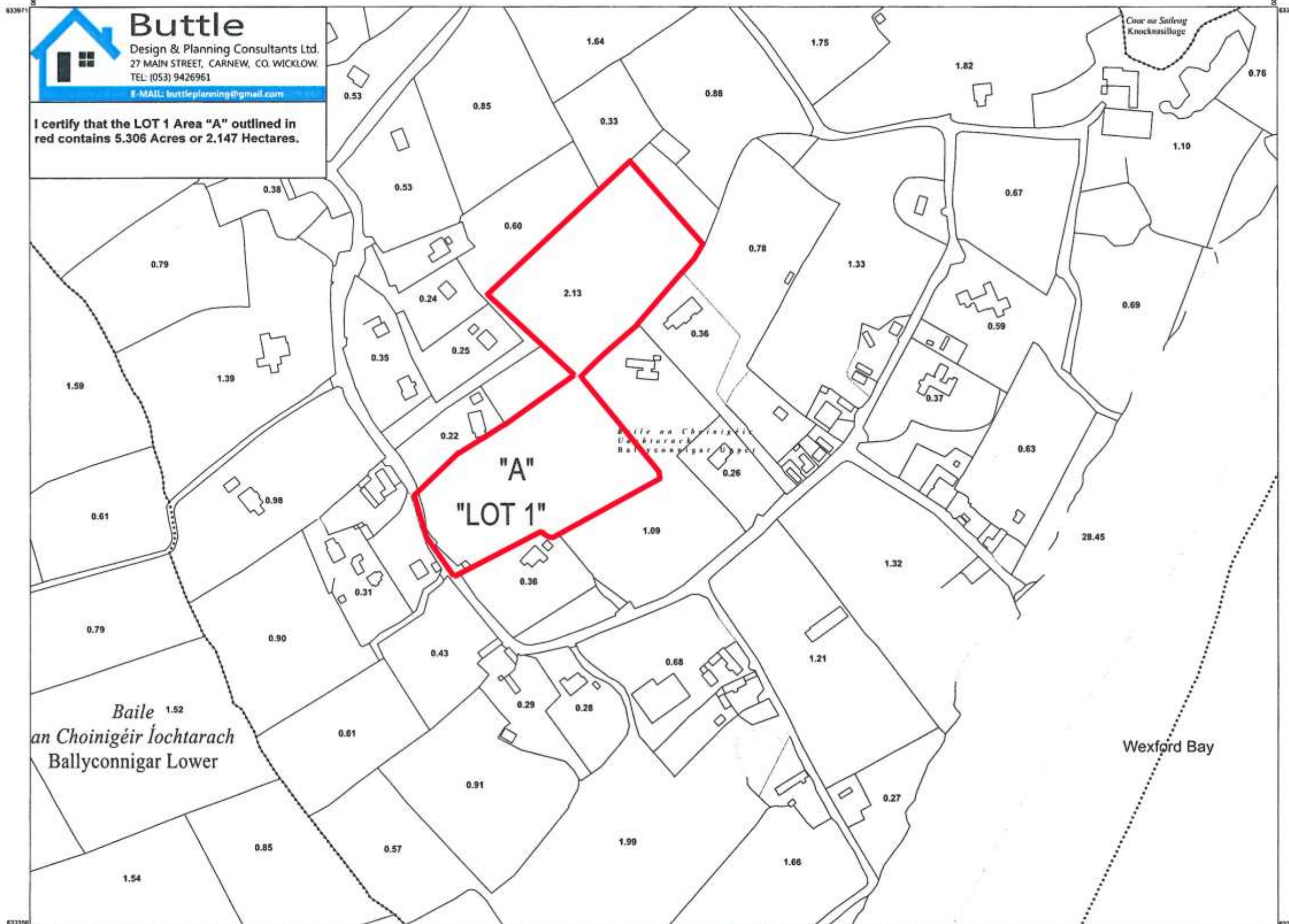


Buttle

Design & Planning Consultants Ltd.
27 MAIN STREET, CARNEW, CO. WICKLOW.
TEL: (053) 9426961

E-MAIL: buttleplanning@gmail.com

I certify that the LOT 1 Area "A" outlined in
red contains 5.306 Acres or 2.147 Hectares.



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.osi.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.osi.ie and search for
'Large Scale Legend'

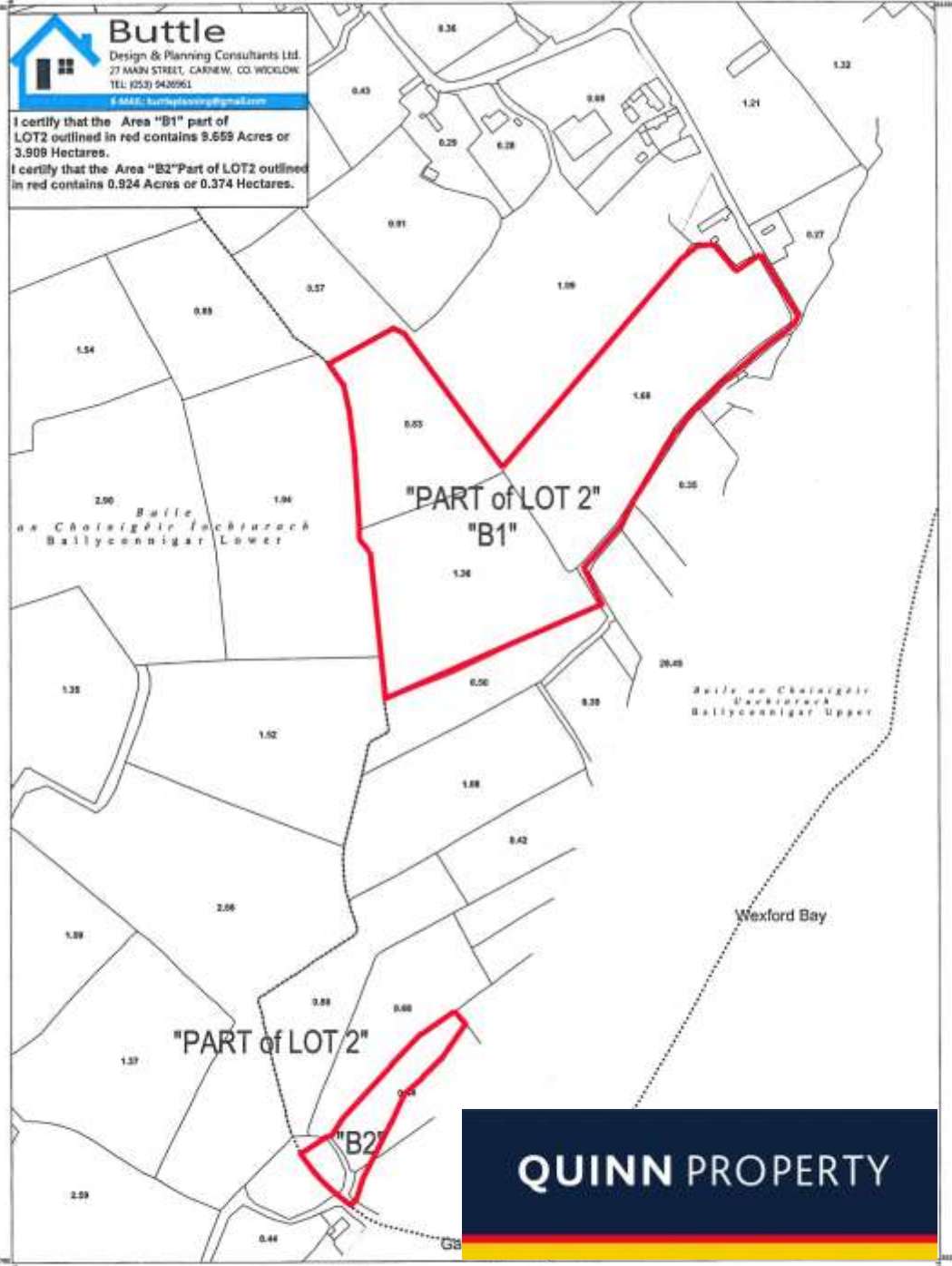


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I certify that the Area "B1" part of LOT2 outlined in red contains 9.555 Acres or 3.908 Hectares.
I certify that the Area "B2" Part of LOT2 outlined in red contains 0.924 Acres or 0.374 Hectares.



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I certify that the LOT 3 Area "C" outlined in red contains 3.331 Acres or 1.348 Hectares.



CENTRE COORDINATES: ITM 714137.633180

PUBLISHED: 30/08/2023 ORDER NO.: 50354485_1

MAP SERIES: 1:2,500 1:2,500 MAP SHEETS: S208-C S270-B

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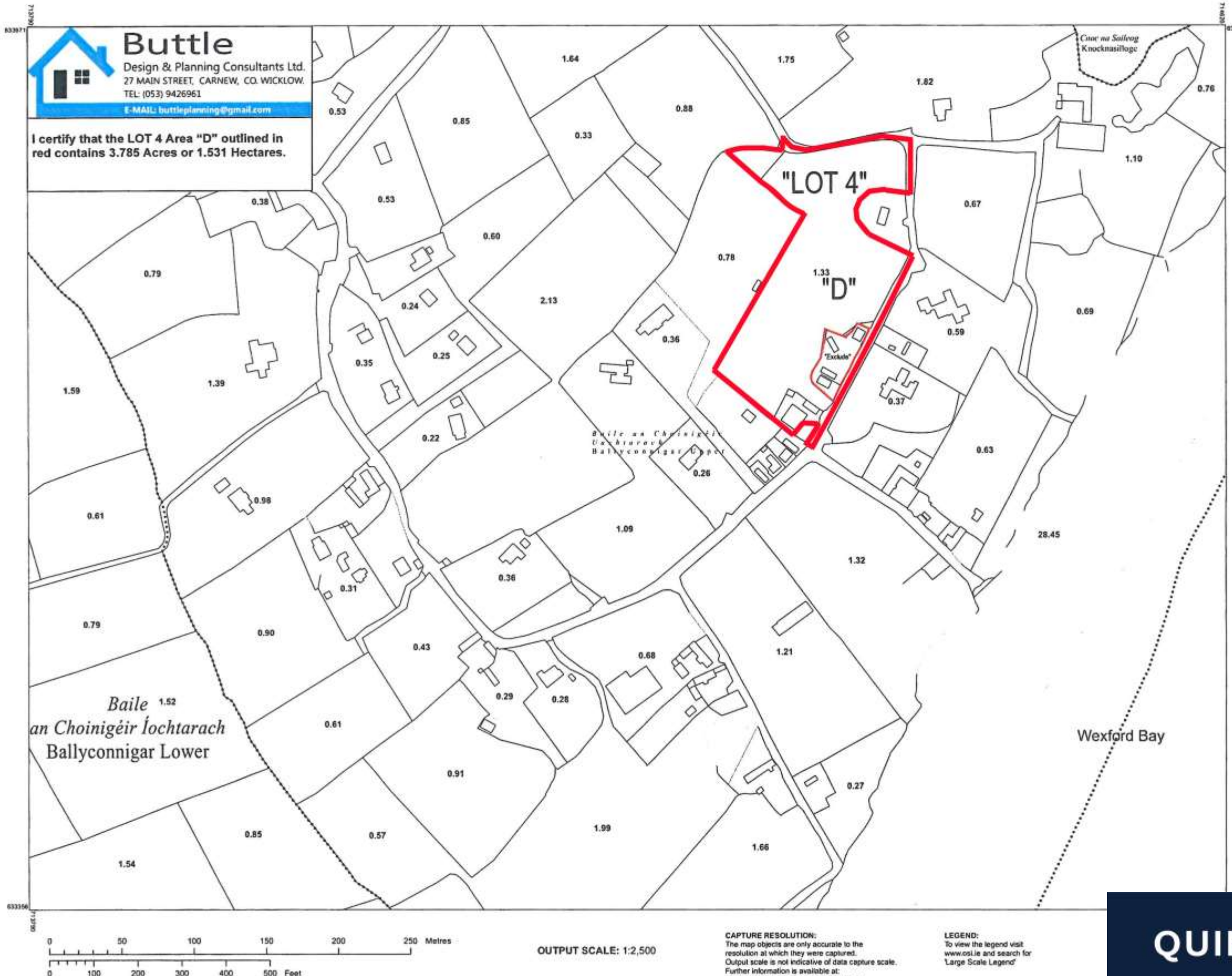
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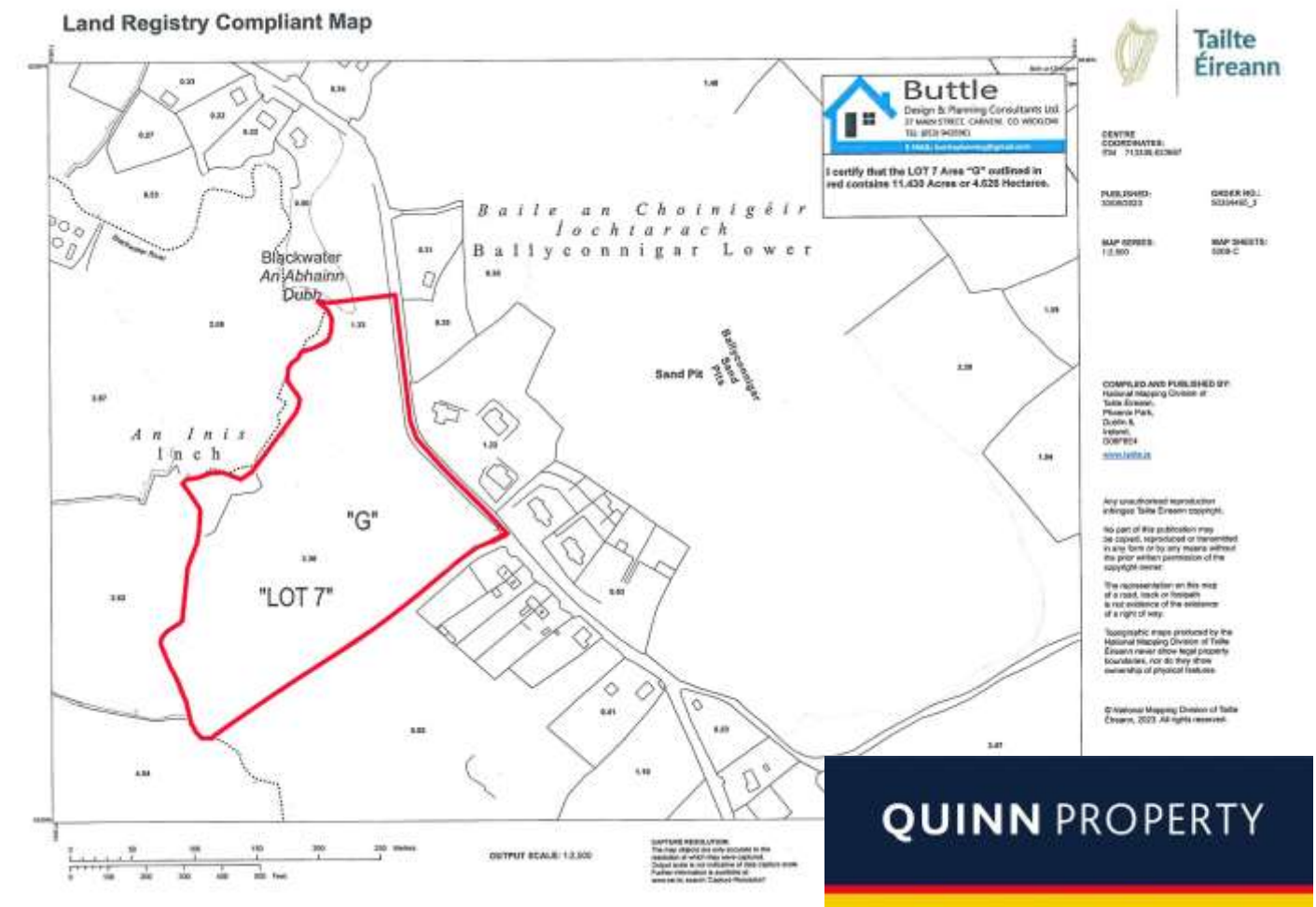
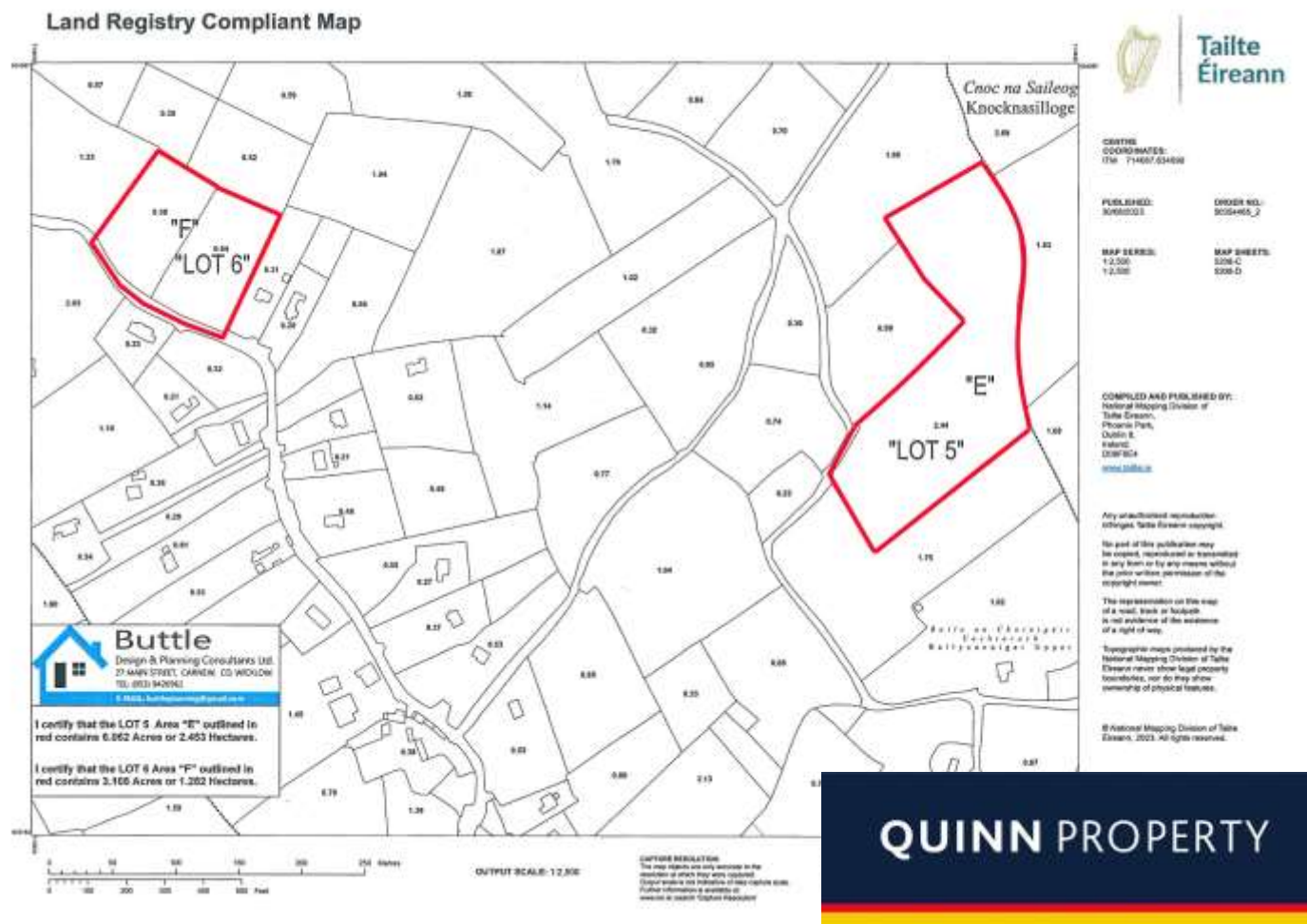
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The land will be offered in the following Lots:

LOT 1: C. 5.3 Acres
 LOT 3: C. 3.3 Acres
 LOT 5: C. 6 Acres
 LOT 7: C. 12 Acres

LOT 2: C. 10.5 Acres
 LOT 4: C. 3.7 Acres With Outbuildings
 LOT 6: C. 3.1 Acres

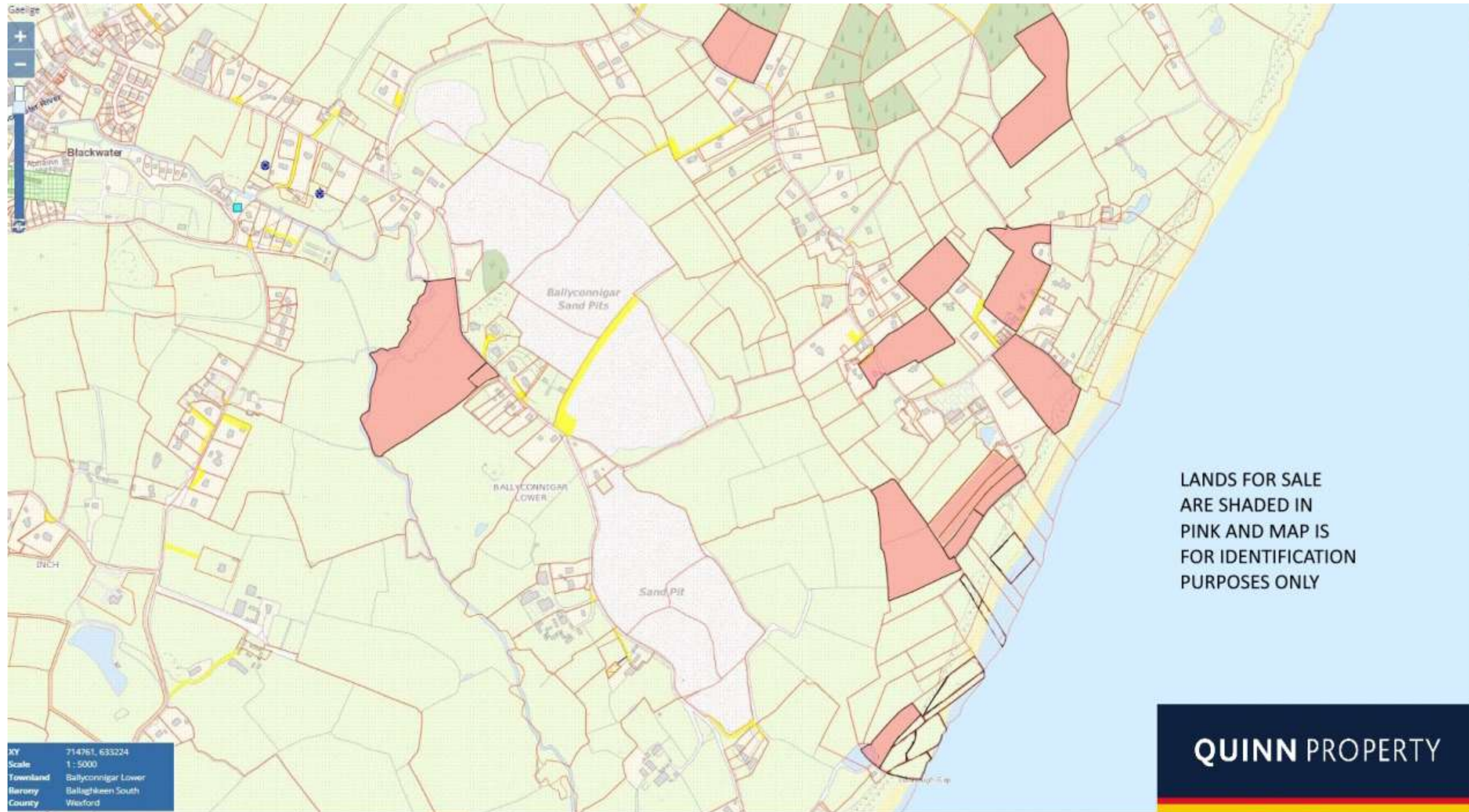
Legal: Ethel Deacon, Ensor O'Connor Solicitors, Enniscorthy, Co. Wexford. Tel: 053 9235611

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Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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