

Ref: P7008

MONBEG, ENNISCORTHY, CO. WEXFORD, Y21 K2T4



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**Valuable C. 43 Acre Holding With Derelict Farmhouse
For Sale by Online Auction On Friday, 8th March 2024 At 12 Noon**

LOCATION and DESCRIPTION:

This valuable parcel of land is located 2km from Ballindaggin village in the heart of some of Wexford's most productive agricultural lands. This holding presents a rare opportunity to acquire a piece of the region's finest fertile soil and is suitable for a variety of agricultural and farming practices.

Ballindaggin is an attractive village with good range of amenities to include primary school, shops, restaurants, pubs, post office, church, community centre and sporting facilities. The property is 5km off the N80 at Ballycarney, 10km from Enniscorthy and Bunclody, where an extensive array of amenities are available in both towns. The property includes a traditional two storey farmhouse (on Lot 1) which has been unoccupied for a number of years and is in need of extensive renovation, it has the benefit of a well and electricity (disconnected).

The Land is of excellent quality and is currently in grass with a small amount of forestry on Lot 3. With the ever increasing demand for locally sourced produce, this parcel of land presents an excellent investment opportunity for forward-thinking farmers and entrepreneurs in the agricultural sector.

P.O.A.



Derelict Farmhouse:

Accommodation:

Ground Floor :

Sitting Room: 3.7m x 3.6m
 Kitchen: 3.8m x 3.7m
 Bedroom 1: 3.6m x 2.4m
 Bedroom 2: 2.6m x 1.8m
 Inner Hall: 1.8m x 1.0m

First Floor:

Bedroom 3: 6.2m x 4.2m
 Bathroom: 3.8m x 2.8m
 Landing: 2.8m x 1.1m
 Bedroom 4: 3.7m x 3.6

Services & Features

Oil Fire Central Heating
 Private Well
 Ber Exempt
 Property Extends to 95m²
 Boiler House 2.6m x 2.6m
 Pump House (Lean-to) 4.6m x 2.1m

Outbuildings:

Round Roof Shed: 8.2m x 5.0m
 Milking Parlour: 4.0m x 3.5m
 4.0m x 3.5m
 Haybarn: 9.0m x 7.3m
 Lofted Shed: 3.6m x 3.6m
 Stone Built Shed: 4.8m x 3.6m
 (lofted) 4.0m x 3.6m

The property will be offered in the following Lots:

Lot 1: C. 0.75 Acres With Derelict Farmhouse

Lot 2: C. 27.2 Acres

Lot 3: C. 15 Acres

Lot 4: The Entire





LOT 2

FOR IDENTIFICATION PURPOSES

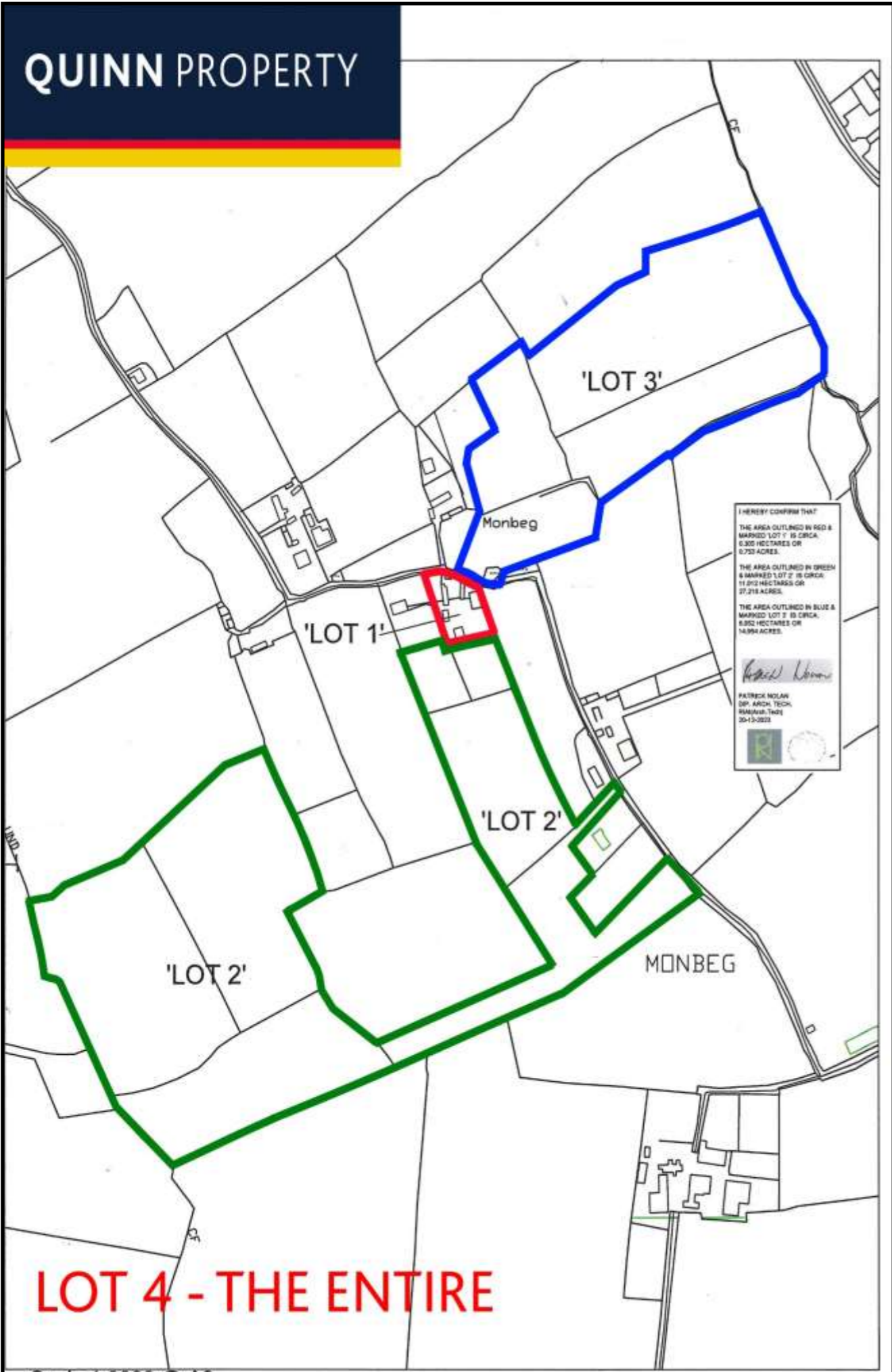


FOR IDENTIFICATION PURPOSES ONLY

DIRECTIONS:

From Ballindaggin turn left at Jordan's Pub, taking the second road to the right and the property is 1km on the left and right hand side With **QUINN** PROPERTY auction boards.

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