

Ref: 7489

SCARNAGH, INCH, GOREY, CO. WEXFORD



QUINN PROPERTY

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Valuable C. 45 Acre Roadside Holding With Derelict & Shed For Sale by Online Auction On Wednesday, 25th September 2024 At 12 Noon

LOCATION:

The lands enjoy an excellent location in North Co. Wexford, with some of the land having road frontage onto the R772, while the rest has frontage onto two local roads. It is 1km from Scarnagh crossroads, 6km from Arklow, 2km from Coolgreaney, 4km from Castletown and the coast, with Gorey only 12km away.

Gorey is one of the region's most noted towns and offers an excellent choice of schools along with a wealth of restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. South Dublin is a comfortable commute of one hour.

DESCRIPTION:

All the lands have extensive road frontage with Lots 1 and 2 having good quality grassland, while the remaining Lots are in need of some improvement / investment works. Given the location, there may be site potential on some of the land, subject to the relevant planning permission being obtained. Lot 1 has the benefit of a derelict dwelling and a round rood shed with lean-to. The land will be offered for sale in the following Lots:

- LOT 1: C. 8.6 Acres (to include derelict and shed)
- LOT 2: C. 13.6 Acres
- LOT 2A: C. 22.2 Acres (Combination of Lot 1 & Lot 2)
- LOT 3: C. 7 Acres
- LOT 4: C. 3.6 Acres
- LOT 5: C. 6 Acres
- LOT 6: C. 5.7 Acres
- LOT 7: The Entire

DIRECTIONS:

From Gorey, take the R772, proceed for c. 12km. Land is on the left hand side with a **QUINN** PROPERTY signboard.



Land Registry Compliant Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 720985,669322

PUBLISHED:
16/08/2024

ORDER NO.:
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MAP SERIES:
1:2,500
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MAP SHEETS:
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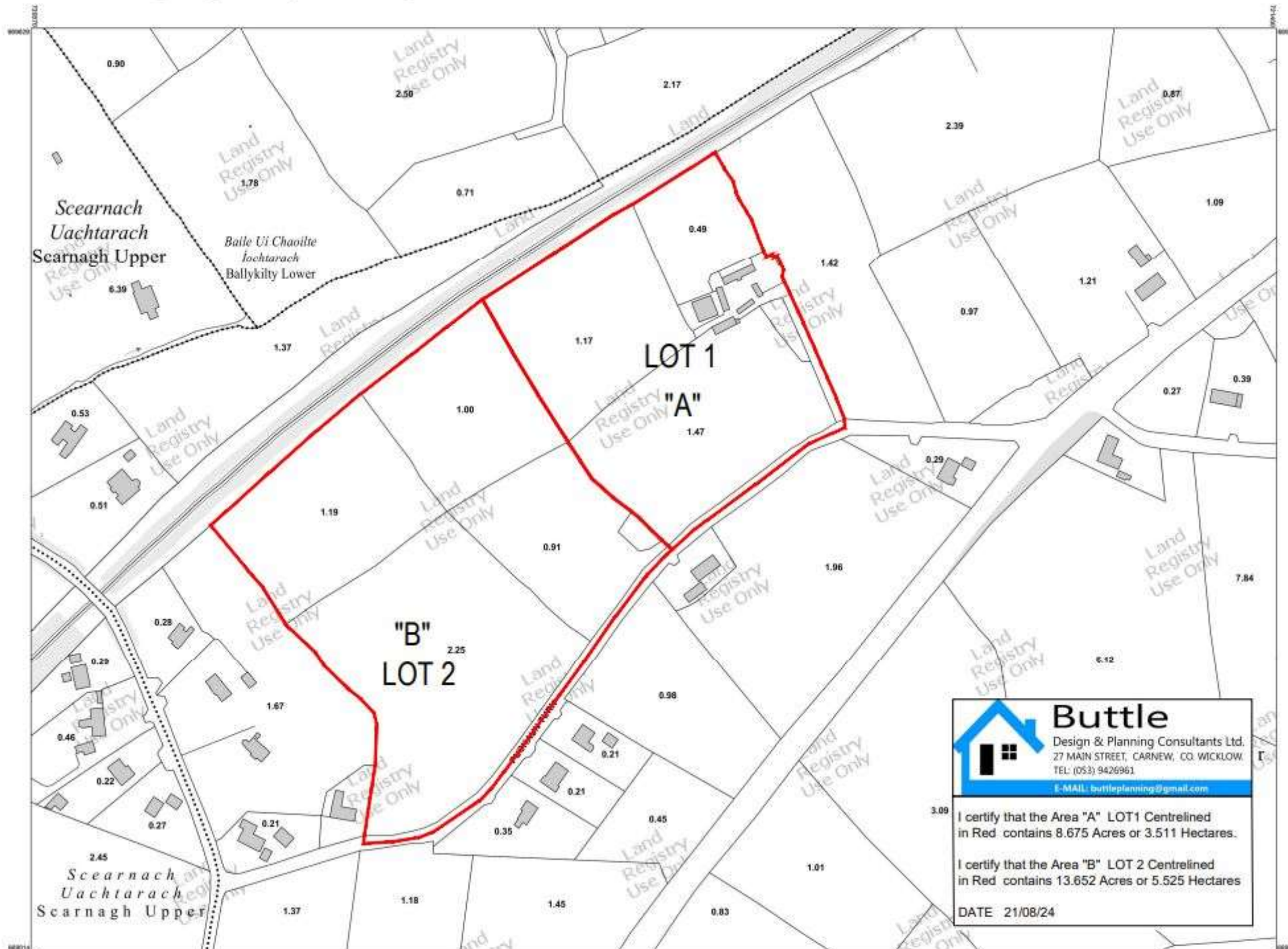
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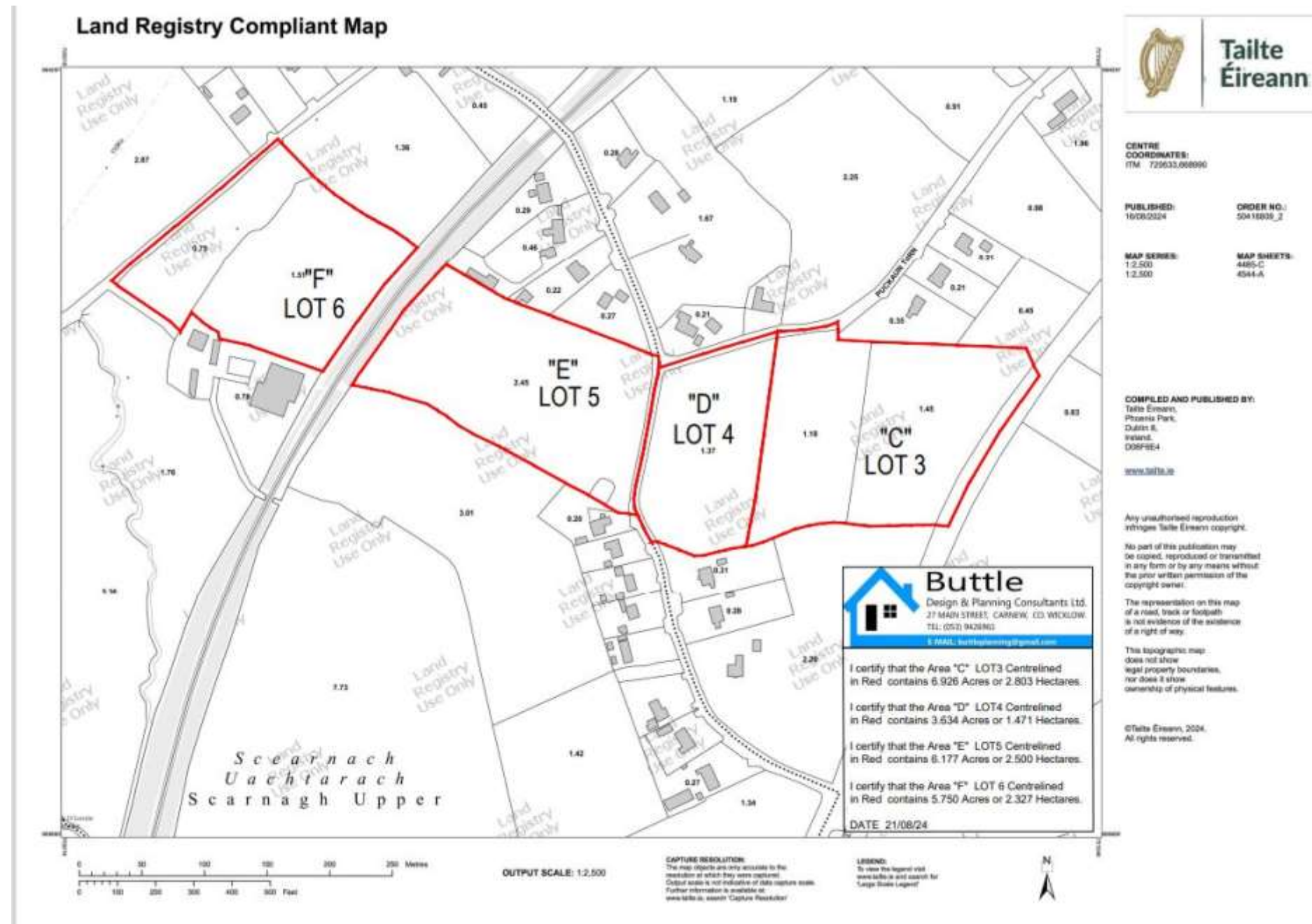
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Buttle
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I certify that the Area "A" LOT1 Centrelined
in Red contains 8.675 Acres or 3.511 Hectares.

I certify that the Area "B" LOT 2 Centrelined
in Red contains 13.652 Acres or 5.525 Hectares

DATE 21/08/24



Legal: Maria Byrne, C. J. Louth & Sons, 5 Ferrybank, Arklow Co Wicklow. Tel: 0402 32809

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