

# KNOCKGREANY, COOLGREANY, GOREY, CO. WEXFORD



Ref: 8028

**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)



## Valuable C. 35 Acre Holding For Sale By Online Auction on Wednesday, 28<sup>th</sup> May At 12 Noon

QUINN PROPERTY are delighted to bring this valuable parcel of land to the market.

The lands are adjacent to Coolgreany, a picturesque village in north County Wexford, nestled near the Croghan Mountain and overlooking Tara Hill. Coolgreany offers a good range of amenities to include shop, pub, primary school and GAA facilities. The local area offers a an excellent choice of recreational and leisure facilities with beautiful woodland trails and walks in nearby Ballyfad Woods. The lands are situated approximately 3 km from the N11, Dublin to Wexford road at Inch, with convenient access to nearby towns like Gorey and Arklow.

Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, boutique shopping, pubs, award winning hotels with a vast array of local leisure amenities such as sandy beaches, golf courses to include Courtown and Ballymoney Golf Clubs.

The lands have extensive road frontage and are of excellent quality with a natural water course. They have been in tillage and have recently been reseeded to grass. Lot 1 may have development potential, subject to the relevant planning permission.

The land will be offered in the following lots:

- Lot 1: C. 4.350 Acres
- Lot 2: C. 30.347 Acres
- Lot 3: The Entire.

Legal: Andrew Tarrant, Tarrant & Tarrant, Solicitors, Arklow, Co. Wicklow. Tel: 0402 32424.

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

