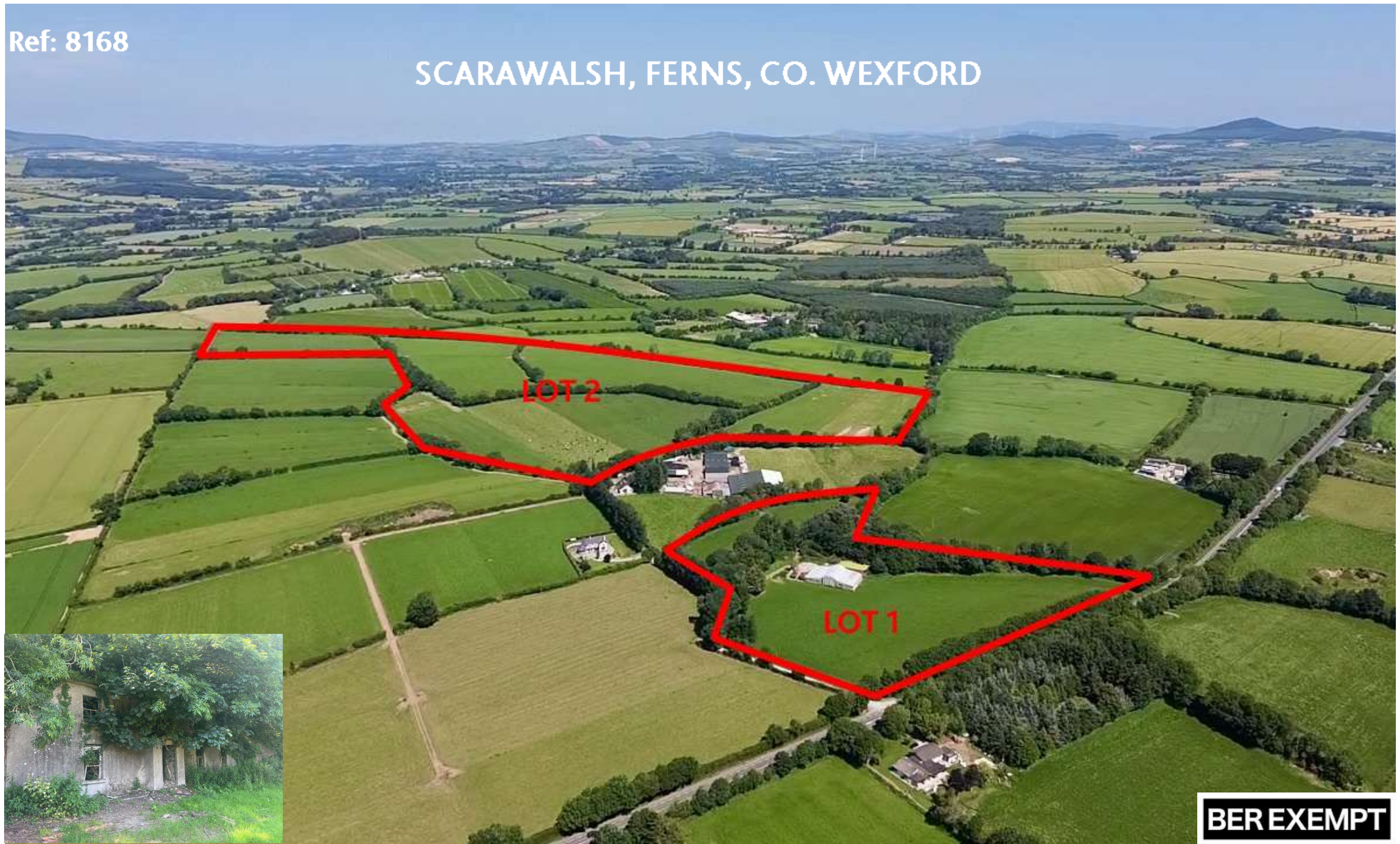


Ref: 8168

SCARAWALSH, FERNS, CO. WEXFORD



BER EXEMPT

QUINN PROPERTY

www.quinnproperty.ie

Valuable C. 61 Acre Holding With Derelict Two Storied Farmhouse and Outbuildings For Sale By Online Auction On Friday 29th August 2025 At 12 Noon In One Or More Lots

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this valuable parcel of land to the market. Located 4km from Ferns, 1.4km to the Scarawalsh Roundabout with access to the N30 and N80, 7km from Enniscorthy, 30km from Wexford and 22km from Gorey. The land is located just 3.5km from The Wexford's GAA Centre of Excellence. Ferns is a thriving town and offers a good range of amenities to include supermarkets, primary school, restaurants, pubs, pharmacy, churches, hair salons and more.

The land is in an area of strong agricultural production with tillage and grassland being predominant. Land quality is excellent with free draining soils, suited to most agricultural activities. The lands are being offered in the following lots:

Lot 1: C. 11 Acres With Derelict Two Storied Farm House and Outbuildings

This lot has good frontage onto the main Ferns/Enniscorthy road (the R772) and includes some farmyard buildings and a derelict farmhouse which is approached via a short laneway. Given its location and road frontage, it may have site potential also, subject to the relevant planning permission being obtained. Out-buildings Include:

4 Bay Round Roof Shed With Two 30ft Lean To's

Open Silage Pit 60ft x 40ft

Concrete yard, Cattle Crush & Dungstead

Lot 2: C. 50 Acres - This lot has excellent quality land, suited to all agricultural enterprises.

Lot 3: C. . 61 Acres With Derelict Two Storied Farm House and Outbuildings - The Entire

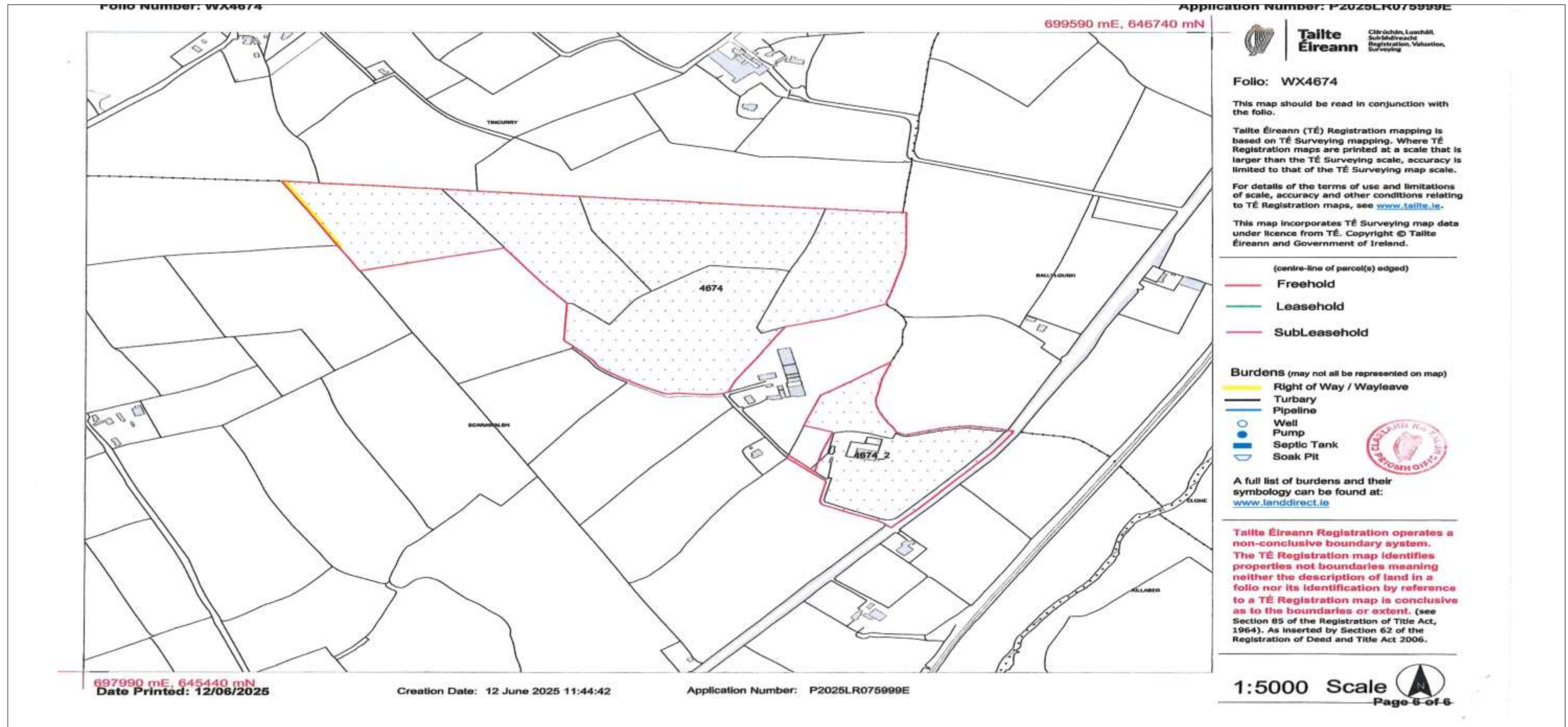
DIRECTIONS:

Take the R772 from Ferns, proceed for approximately 4km, property on the right hand side with a **QUINN** PROPERTY signboard.

Legal: Declan Joyce, Kelly Colfer Son & Poyntz, Solicitors, Delare House, South Street, New Ross, Co. Wexford Y34 PK37. Tel: 051 421 212

P.O.A.





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.