



CAMOLIN PARK, CAMOLIN, CO. WEXFORD

Ref: 8730

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## C. 6.3 ACRES IN EXCELLENT LOCATION FOR SALE BY ONLINE AUCTION ON WEDNESDAY, 25TH FEBRUARY AT 12 NOON

### LOCATION:

The land is conveniently located 2.5km from Camolin, a busy village with a wide selection of services, including a primary school, shops, pubs, GAA and Soccer clubs, churches, service stations, main bus route and the renowned Cois na hAbhann, restaurant, shop and garden centre

The land is accessed via a quiet minor road leading towards Ballyduff and just 350 meters from the Coillte Millennium Forest Park, renowned for its tranquil woodland trails and open spaces, an ideal spot for walks, fresh air, and a quiet escape, surrounded by trees and wildlife.

The land is of excellent quality, currently in tillage, and laid out in a single, well-defined division with frontage onto a laneway. The holding may offer site potential, subject to planning permission. Notably, the land previously had the honour of producing the 'Guinness' All-Ireland Malting Barley Growing Championship, highlighting its exceptional agricultural quality.

### Directions:

Coming from the Gorey direction turn right in Camolin's main street at the Parkside Pub. Continue along the L5072 for 2.5km, turn right at the directional sign located at the Coillte Millennium Forest carpark and land is approx. 370m on the left hand side with a QUINN PROPERTY signboard.

**LEGAL:** John Murphy, John A. Sinnott & Co. Solicitor, Market Square, Enniscorthy, Co. Wexford.  
Tel: 053 923 3111

### A.M.V. P.O.A.

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