



BALLYOUGHTER, GOREY, CO. WEXFORD

Ref: 8895

**QUINN PROPERTY**

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## EXCEPTIONAL C. 10 ACRE ROADSIDE FIELD FOR SALE BY ONLINE AUCTION ON WEDNESDAY, 20TH MAY AT 2 PM

### LOCATION:

This prime parcel of land enjoys an excellent location in south Co. Wexford, it is adjacent to Ballyoughter Primary School, 4km from Camolin, 6km from Ballycanew, 9km from Gorey, 11km from the coast and 6km from the Clough Roundabout and access to the M11, leaving Dublin a comfortable commute of just over an hour.

Camolin is located along the R772 and has a good selection of services and amenities to include primary school, shops, pubs, churches, service stations, Artisan shop and café, GAA Club and playing fields, childrens' playground, crèche, nursing home and the renowned Cois na hAbhann, Restaurant, Shop and Garden Centre.

Ballycanew is a busy village with primary school, churches, community centre, two supermarkets, filling station, garage, hair salon and take away. Gorey offers an extensive choice of schools and amenities with excellent daily commuter services by train and bus.

The lands are of excellent quality, currently in grass and suitable for any agricultural or horticultural activity. While also enjoying good road, it may have potential for a residence, subject to the relevant planning permission being obtained.

**Directions:** From Gorey, take the R741 and take the first right after Springmount Garden Centre, proceed to Ballyoughter Crossroads, turn left and the land is located on the right hand side after Ballyoughter National School with a **QUINN PROPERTY** signboard.

From Camolin, turn right after Cois na hAbhann and take the L1027. Proceed to Ballyoughter Crossroads and proceed as above.

**Legal:** Noeleen Redmond, Redmond & Company Solicitors, Bridge Point, Abbey Square, Enniscorthy, Co. Wexford. Tel: (053) 923 4585

**A.M.V. P.O.A.**

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