

Ref: 8937

SCARNAGH LOWER, COOLGREANY, CO. WEXFORD



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## VALUABLE C. 14 ACRE ROADSIDE HOLDING FOR SALE BY ONLINE AUCTION ON WEDNESDAY, 27TH MAY AT 2PM

### LOCATION:

This parcel of land enjoys an excellent location in north Co. Wexford. It is located on the Gorey to Arklow road R772, 3km from Inch, 6km from Arklow and 11km from Gorey. Conveniently situated 3km from M11 junction 21, leaving Dublin a comfortable drive of just over an hour.

Arklow has a large selection of shop, schools and amenities and is 6km from the coast of many north Wexford beaches,

Gorey offers an excellent choice of schools in primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres.

### DESCRIPTION:

The lands have good road frontage and are laid out in 4 divisions. They have not been intensively farmed in recent times. The land is in need of drainage and improvement works. However located in an excellent quality grassland area. With some work it can be brought back to top class agricultural lands. Given its location it has potential for at least 1 residential site subject to the relevant planning permission being obtained. (S.T.P.P.)

**Directions:** From Gorey, take the R772, continue up through Inch. Approx 1.5km past Tirlan, the lands will be located on the right hand side, marked with a QUINN PROPERTY signboard.

**Legal:** Cathal Louth, C.J. Louth & Sons Solicitors, Ferrybank, Arklow, Co. Wicklow Tel: 0402 32809

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