

Ref: 9103

BANOQUE, GOREY, CO. WEXFORD



Outline For Identification Purposes Only

QUINN PROPERTY

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Superb C. 106 Acre Holding with Derelict Period Residence And Farmyard For Sale by Public and Online Auction (Ashdown Park Hotel) On Tuesday, 11th August at 2pm (In 1 or 2 Lots)

QUINN PROPERTY are delighted to offer this truly exceptional and highly attractive c. 106-acre holding, complete with a derelict period residence and farmyard, situated in one of North Wexford's most sought-after locations.

Occupying a prime position just 1.5km from Gorey Town, the property's proximity to the town ensures immediate access to an excellent choice of amenities, in schools, restaurants, high fashion boutique shopping, gastro pubs and authentic gourmet eateries, award winning hotels, cinema, theatre and a vast array of leisure amenities. Excellent connectivity links are available via the M11 motorway to Dublin, Wicklow, Wexford and Waterford, along with regular daily commuter services with Bus Eireann, Wexford Bus and the local train station. Adding further appeal is the property's close proximity to the beautiful Wexford coastline, with a selection of renowned sandy beaches and coastal amenities only a short drive away.

The house and yard sit on an elevated site with stunning views towards Tara Hill, Croghan Mountain and the Wexford/Wicklow coastline. The derelict period brick-built house was erected about 125 years ago and is in need of complete renovation or rebuild to transform it to its former glory as a distinguished country home, combining period character, privacy and the benefits of an exceptional rural setting. It is enhanced by an impressive collection of established specimen trees, providing a striking backdrop to the residence, while creating a sense of scale, privacy and historic character. There is an old stone well close to the house.

Outside, there are a range of traditional stone-built outbuildings, as well as a 3-span hay shed with a 3 span lean-to (45ft. x 60ft.). The sheds are fully enclosed with concrete floors and walls. Complementing this, is a range of hardcore yards and storage areas. A notable feature of the holding is the internal farm roadway, providing excellent access to the majority of the land ensuring efficient day-to-day management. Over the past decade, the farm has benefited from significant investment and improvement, including extensive drainage works, upgraded fencing and comprehensive land enhancement measures, resulting in a holding that is presented in excellent condition throughout.



LAND:

The lands are laid out in one block with extensive frontage onto the access roadway, they have a mixture of free draining Clonroche soils and heavier Macamore soils, suitable for a wide range of agricultural enterprises and, particularly well suited as a potential dairy unit, given their layout, accessibility and quality.

Furthermore, the property enjoys substantial road frontage, which may offer future planning potential for one or more residential sites, subject to the necessary planning permissions and local authority requirements.

The property will be offered for sale in the following Lots:

Lot 1: C. 45.575 Acres With Derelict Residence.

Lot 2: C. 61.112 Acres

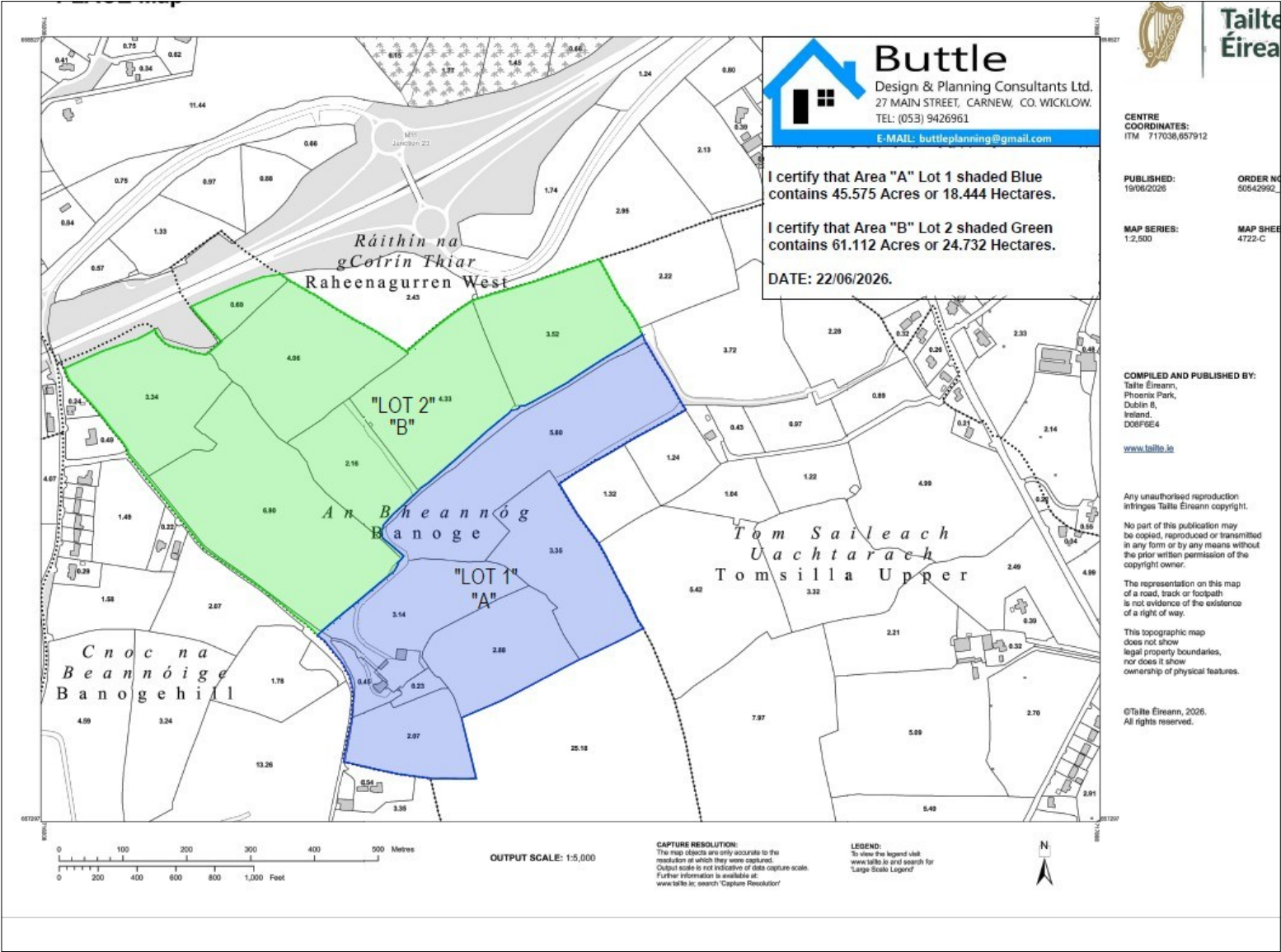
Lot 3: The Entire

‘Rarely does a holding of this scale, quality and location come to the market. Whether as a productive farming enterprise, a strategic landholding, or the restoration of a distinguished country home, this property represents an outstanding opportunity in a highly desirable area’.

VIEWING IS BY APPOINTMENT ONLY

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





Legal: Jane Jackman, M. J. O'Connor, Solicitors, Wexford. Tel: 053 9122555

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.