Ref: 9490



BALLYDONIGAN, FERNS, CO. WEXFORD

QUINN PROPERTY

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Valuable C. 41 Acre Holding With Extensive Range Of Sheds And Farm Buildings For Sale By Online Auction on Tuesday, 12th January At 12 Noon (In 2 Or 3 Lots)



LOCATION & DESCRIPTION:

QUINN Property are delighted to bring this excellent holding to the market. Situated in a rural location in Ballydonigan, the holding is c. 3km from Monageer, 6km from the village of Ferns and 10km from Enniscorthy. Ferns is a well-established village situated between Gorey and Enniscorthy offering a good range of amenities, including shops, schools, sporting facilities, pubs and daily commuter services. The location is particularly well positioned for access to the wider North Wexford area with the M11 motorway readily accessible. The property comprises a substantial parcel of agricultural land together with an extensive range of sheds and farm buildings, offering excellent scope for storage, livestock use and a variety of agricultural and/or commercial uses.

Presently, the lands are all in grass, generally free-draining and presented in good heart. Lots 1 and 2 are accessed via a private laneway, approximately 200 meters from the public road, and currently produce four cuts of silage per year and are suitable for zero grazing. The land may have potential for at least one residential dwelling, subject to the necessary planning permissions.



Lot 3 is located approximately 500 meters from the public road and has the benefit of extensive sheds and cattle accommodation. These lands are all in grass and subdivide into grazing paddocks and has the benefit of piped water and electricity.

The property will be offered for sale in two or three Lots, providing flexibility for prospective purchasers

Lot 1: C. 12 Acres

Lot 2: C. 3 Acres

Lot 3: Combination of Lots 1 and 2

Lot 4: C. 26 Acres With Extensive Sheds & Farm Buildings (water and electricity on this Lot)

Cattle Housing Facilities suitable for Calf Rearing/Beef finishing /Sucklers for 150 head, are as follows:

5 Bay Slatted Lean-2 Shed Feeding On Outside

5 Bay X 52 Ft Open Shed With Cattle Crush

9 Bay Outdoor 12ft Slatted Tank With 8ft Lie Back. Feeding On Outside

4 Bay X 72ft Open Shed With Cattle Standing Feed Area With Feeding On Outside

2 Bay X 72ft Open Shed Suitable For Calf Rearing, Straw Or Machinery

54ft X 150ft Concrete Base Suitable For Machinery Shed Or Extra Cattle Housing

P.O.A.



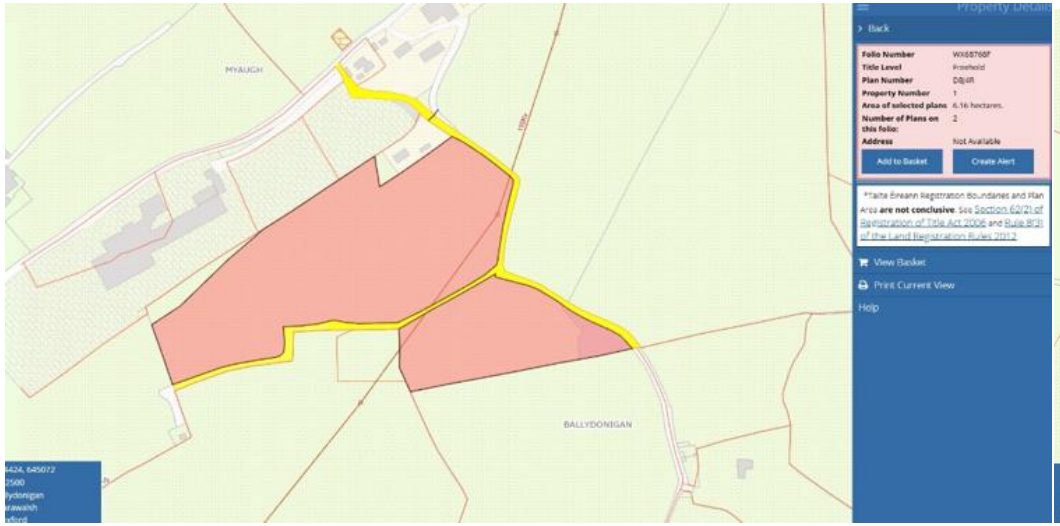


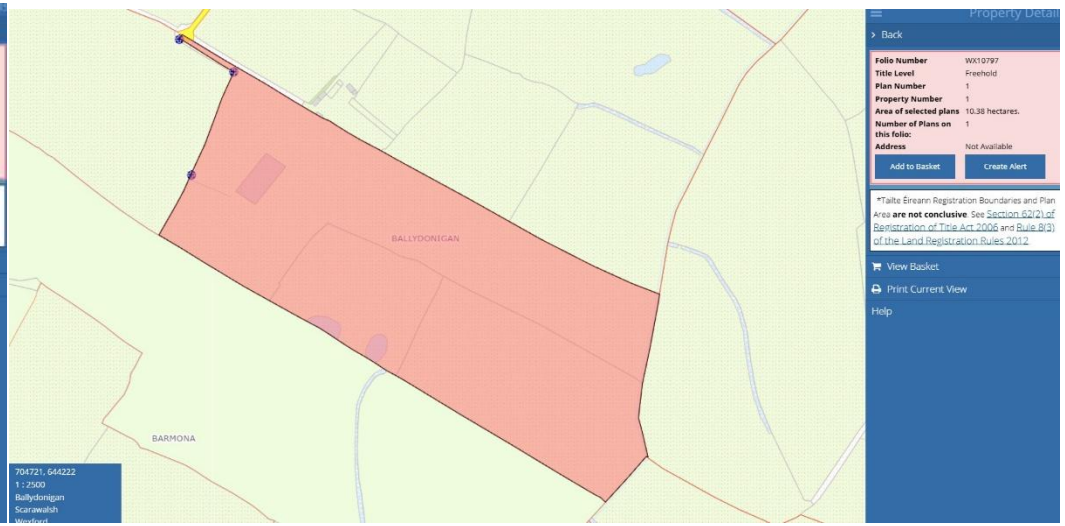
'The combination of excellent farmland, extensive range of farm buildings and convenient access to the surrounding towns makes this a particularly appealing agricultural holding'

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