



For Sale By Public Auction on 29th March 2017
Gobbinstown & Ballyleigh, New Ross, Co. Wexford

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At 3pm, The Brandon House Hotel, New Ross, Co. Wexford

120 Acres (48.58ha) Residential Holdings At Gobbinstown & Ballyleigh, New Ross, Co. Wexford

An outstanding opportunity to acquire top quality agricultural holding convenient to N30 (New Ross & Enniscorthy Road) and new By Pass.

The lands will be offered as follows:

Lot 1. 28 Acres (11.38ha) at **Ballyleigh** currently in tillage and grazing and derelict farmhouse

Lot 2. 67.6 Acres (27.36ha) at **Gobbinstown** of tillage and grazing land together with a traditional 2 storey farmhouse and range of outbuildings including a 3 span shed

Lot 3. 19.36 Acres (7.84ha) at **Gobbinstown** in one division currently in tillage

Lot 4. 4.9 Acres (1.99ha) at **Gobbinstown** with road frontage

Farmhouse BER G No. 109608034

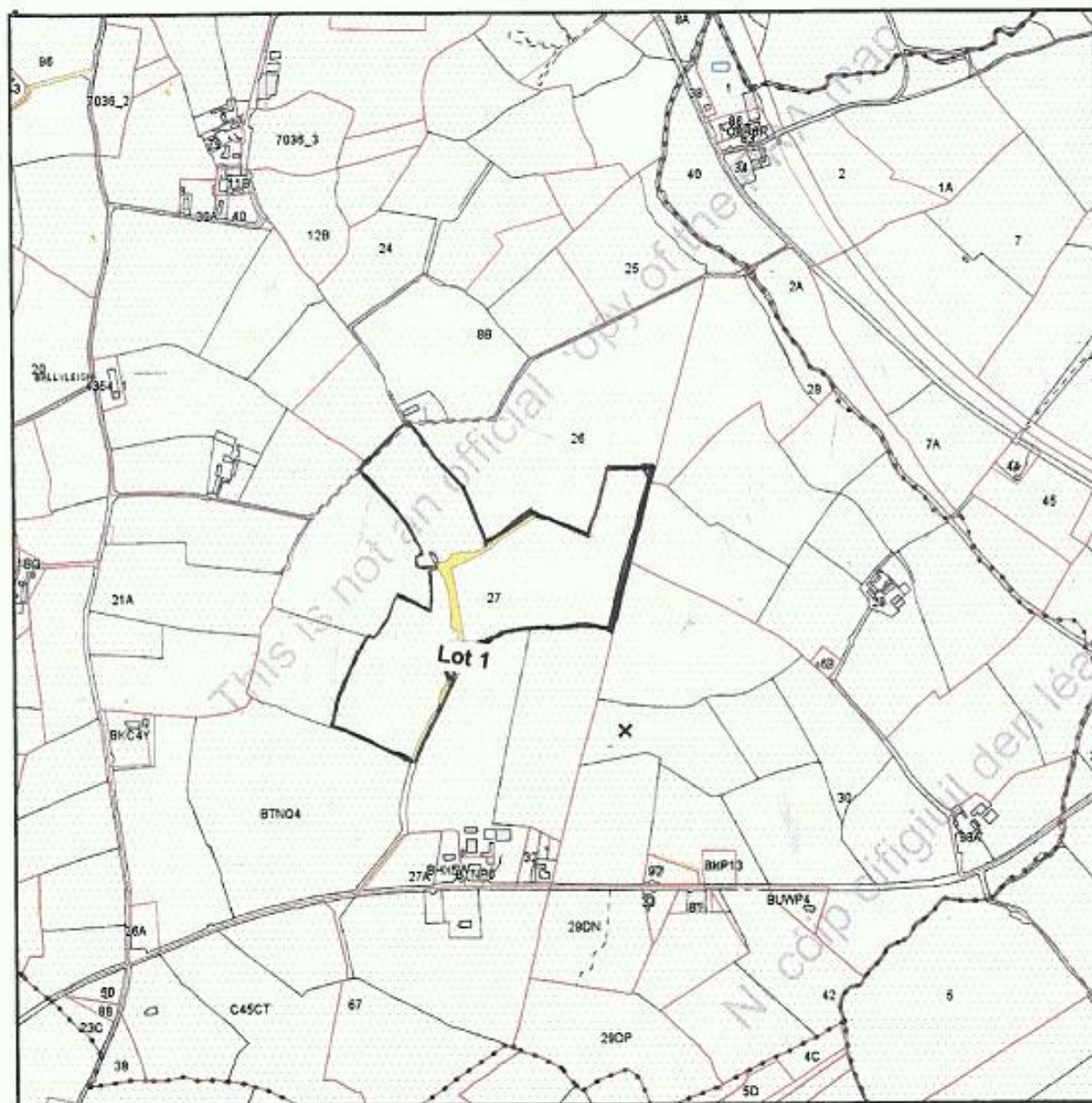
Title: Freehold registered in folios WX14281, WX13499F & WX13597



Lots 2. 67.6 Acres (27.36ha) at **Gobbinstown** of tillage and grazing land together with a traditional 2 storey farmhouse and range of outbuildings including a 3 span shed **Lot 4.** 4.9 Acres (1.99ha) at **Gobbinstown** with road frontage.



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The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see www.pra.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

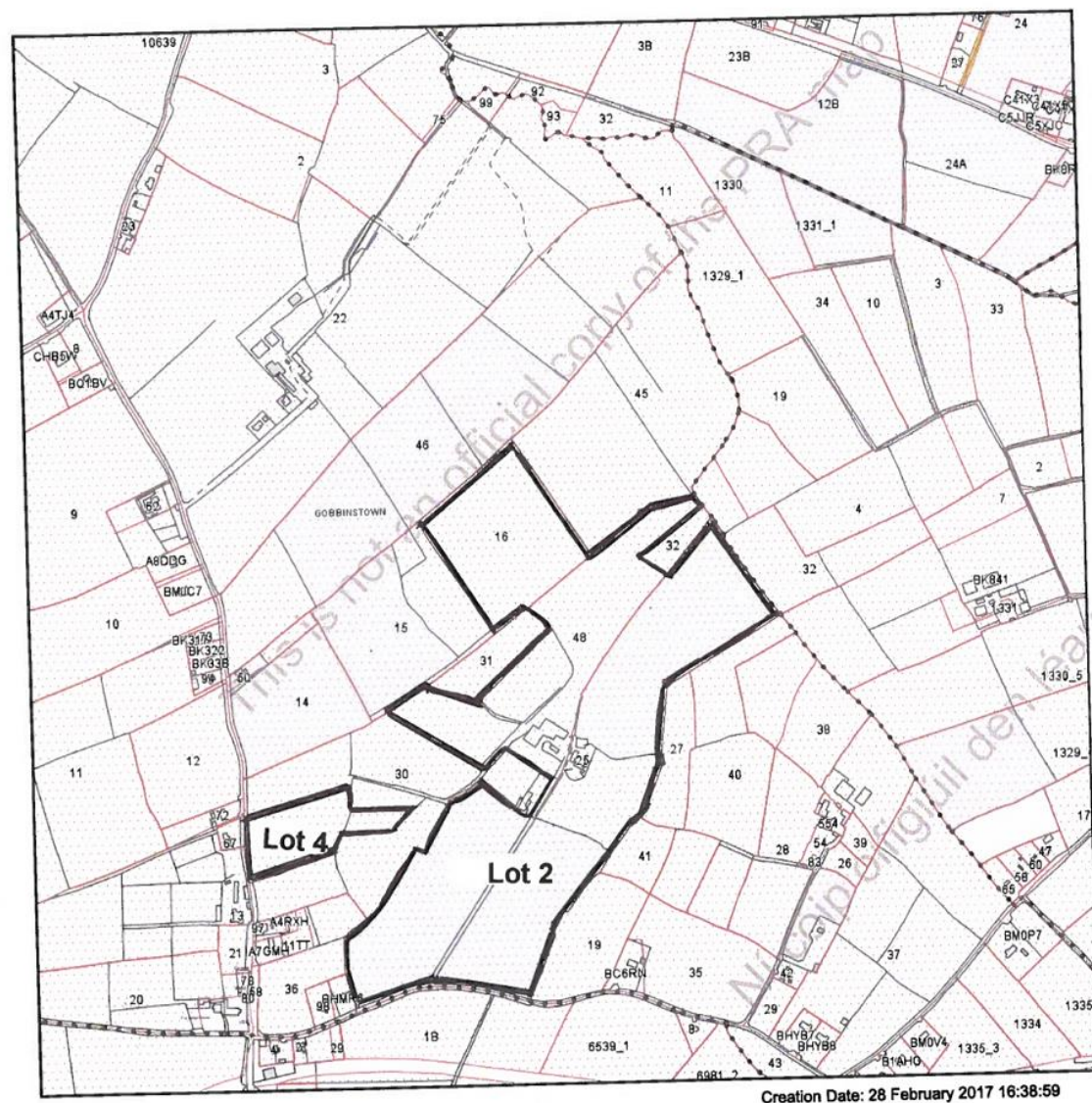
A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



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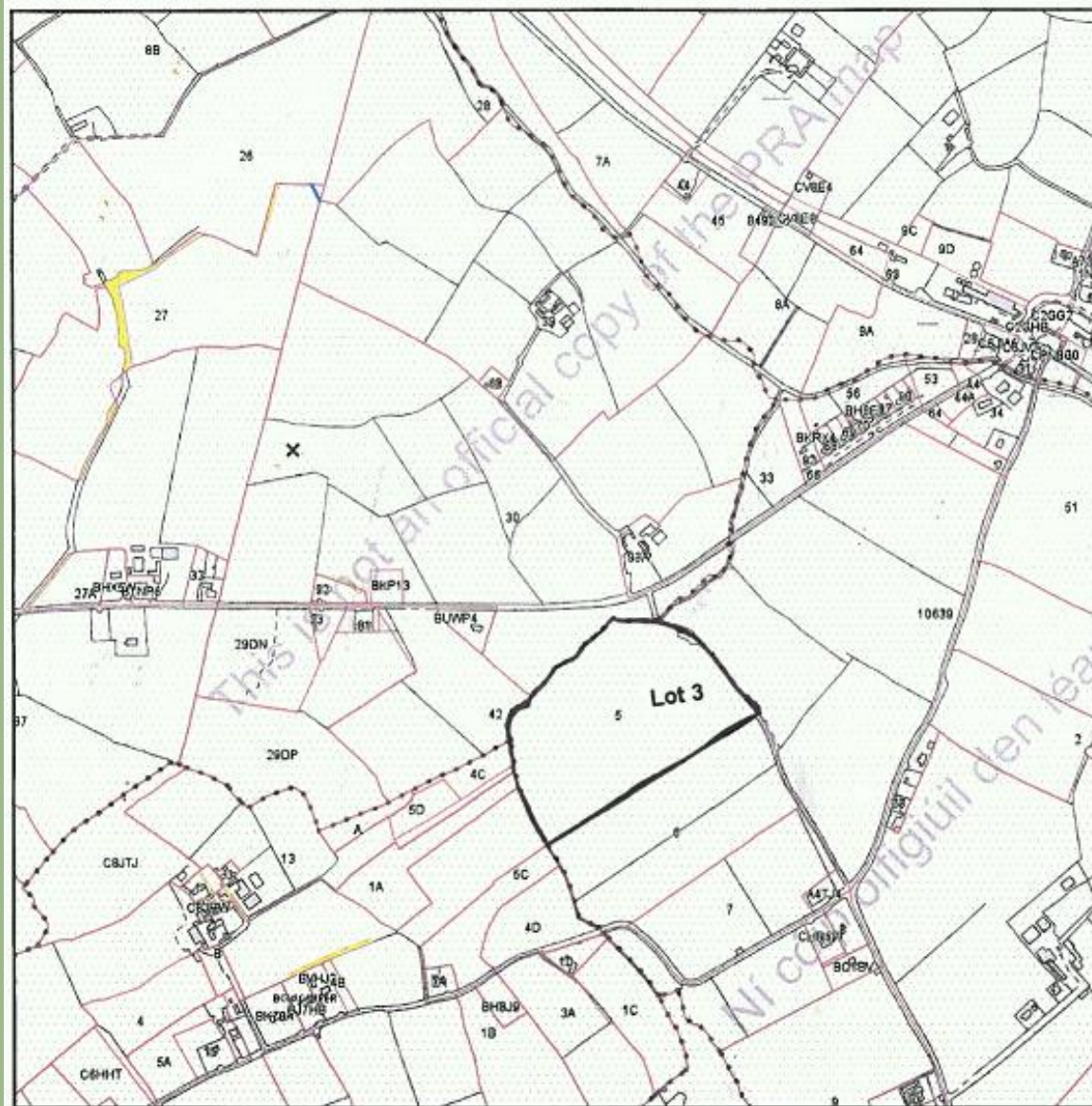
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Directions:

Gobbinstown lands: (Lot 2) from New Ross take N30 in the direction of Enniscorthy continue for 8km at Corcorans Cross take left turn for Rathgarogue L4003, passing National School, take the right hand turn by Church and continue for 500m and the land is on the left hand side. (Lot 3) From Rathgarogue proceed past church on left continue for 1km and the lands are just off the road on the left as per maps. (Lot 4) is on the right hand side 500m from church.

Ballyleigh lands: (Lot 1) from New Ross take N30 direction of Enniscorthy, then take R729/ R731 direction Rathnure/ Ballywilliam, on joining R731 continue for 2km and the lands are on the left hand side accessed via a laneway.

Price Guide: €10/11,000 per acre

Solicitor: Declan Joyce, Kelly Colfer Son & Poyntz, Delare House, South Street, New Ross, Co. Wexford
Tel: 051 421212

Selling Agent:



The Quay & Quay Street, New Ross, Co. Wexford
Tel: 051 421226 Web: www.pnogorman.ie

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