

Ref: P4511

# MONAGREANA LOWER, MONAMOLIN, GOREY, CO. WEXFORD Y25 A210



**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)

BER G



# EXCELLENT C. 50.5 ACRE RESIDENTIAL FARM WITH A GOOD RANGE OF SHEDS, MILKING PARLOUR & OUTBUILDINGS FOR SALE BY PUBLIC AUCTION ON TUESDAY THE 10<sup>TH</sup> NOVEMBER 2020 AT 3PM **ON-LINE** (In One or Two Lots)

*PLEASE NOTE: IF YOU WISH TO BID FOR THIS PROPERTY YOU MUST CONTACT THE OFFICE BEFORE CLOSE OF BUSINESS (5PM) MONDAY 09<sup>TH</sup> NOVEMBER.*

## LOCATION:

This farm is located 3km from the villages of Monamolin and Boolavogue, 5km off the R741 Gorey to Wexford road and 7km off the N11 at Camolin. It is situated in an area of excellent quality farming land with the majority of surrounding holdings being in dairy production. Boolavogue and has a primary school, church and shop with a local bar in The Harrow, while Monamolin village has a shop, primary school, church and sporting facilities.

Gorey town is a 17km drive and offers an excellent choice of primary, secondary, and post leaving schools, along with a wealth of restaurants, shops, pubs, hotels with a vast array of local leisure amenities and golf courses to include Courtown Golf and Ballymoney Golf Club. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is just over an hour's drive. The property is close to some of Wexford's finest beaches such as Morriscastle, Curracloe, Cahore & Old Bawn.

## DESCRIPTION:

The house is over 200 years old and is a traditional two storey stone built farmhouse with original features, it is in need of renovation and improvement works.

Accommodation comprises of:

Kitchen with solid fuel stove 5.8m x 3.7m

Sitting Room: 4.1m x 3.7m

Living Room: 3.7m x 3.2m

First Floor

Bedroom 1: 3.7m x 3.0m

Bedroom 2: 2.6m x 2.0m

Bedroom 3: 3.8m x 2.0m

Bedroom 4: 4.2m x 3.7m

SERVICES :

Private Well

Electricity

BER DETAILS:

BER: G

BER No: 102432390

Energy Performance Indicator: 545.66kWh/m<sup>2</sup>/yr







This farm has frontage onto the public road as well as access over a shared laneway which leads to the residence and farmyard. The yard is located 300 meters back from the public road and is located centrally on the holding. The farm is currently being run as a dry stock holding, however, it was run as a dairy farm for a number of years and is ideally set up to return to dairy production. There is a milking parlour and a range of outbuildings on the holding and these include:

- A three Bay 'A' roof shed (22m x 14m) with concrete apron incorporating a slatted 24 cubicle shed
- A loose cattle shed
- A milking parlour with lofted tank house
- A four meter slatted canopy with concrete apron
- Meal store
- A four bay 'A' roof loose shed (18m x 10m) with cattle crush
- 60' x 40' concrete silage slab
- An 'A' roof shed with concrete floor (15m x 6m)

All lands are currently in grass and of excellent quality, are well fenced with a piped and natural water supply. The lands are suitable for any agricultural enterprise.

**The property will be offered in the following lots:**

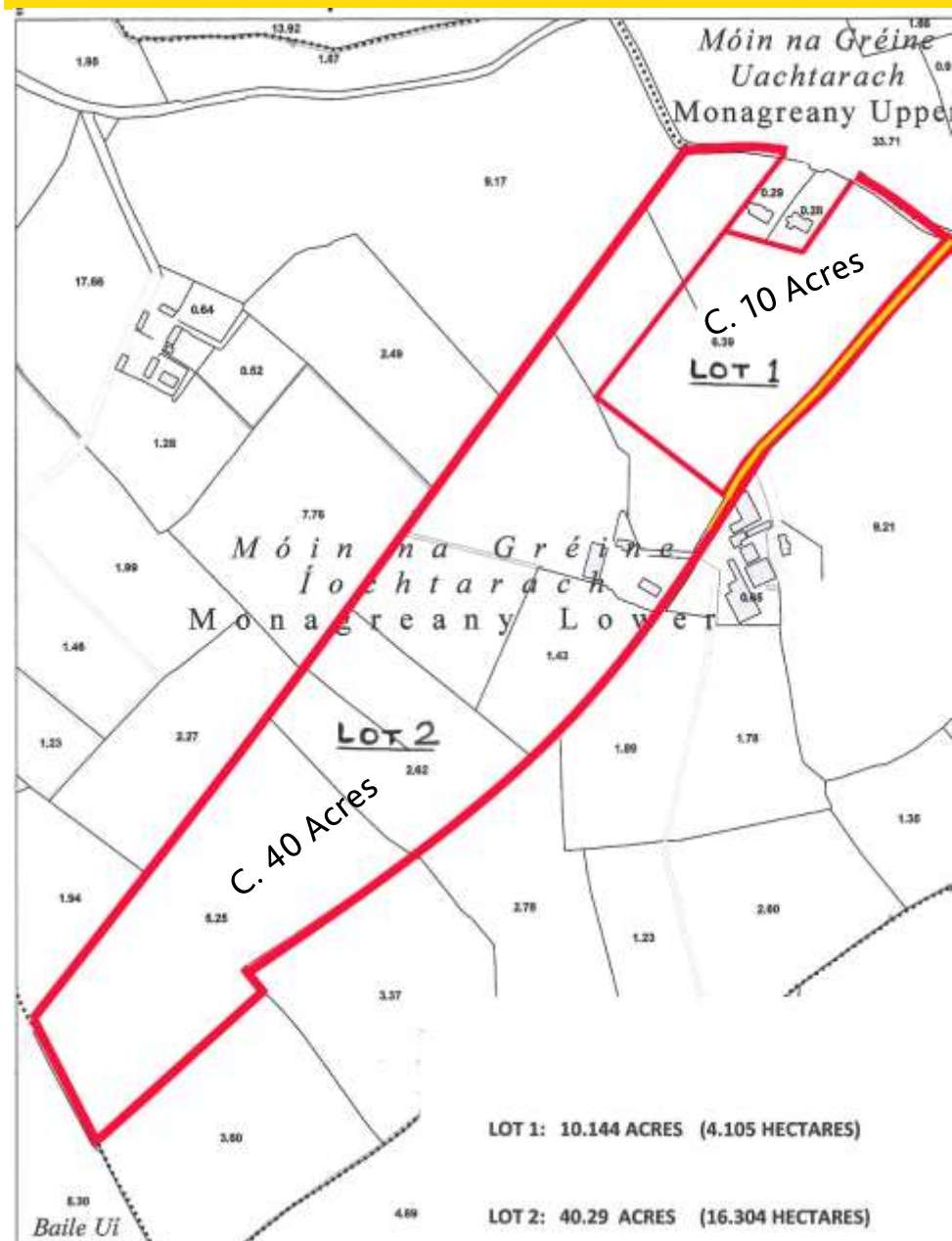
Lot 1: C. 10 Acres

Lot 2: C. 40.5 Acres With Residence & Yards and

Lot 3: The Entire







Legal: Kevin O'Doherty, O'Doherty Warren Solicitors, Gorey, Co. Wexford.  
Tel: (053) 94 21587



## DIRECTIONS:

From Ballycanew take the R741 for 6km and take the first right turn after Buffers Alley GAA field. Proceed into Monamolin village and turn right, keep left at the Church, proceed for 3km and the property is on the left hand side with a **QUINN PROPERTY** signboard.

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.