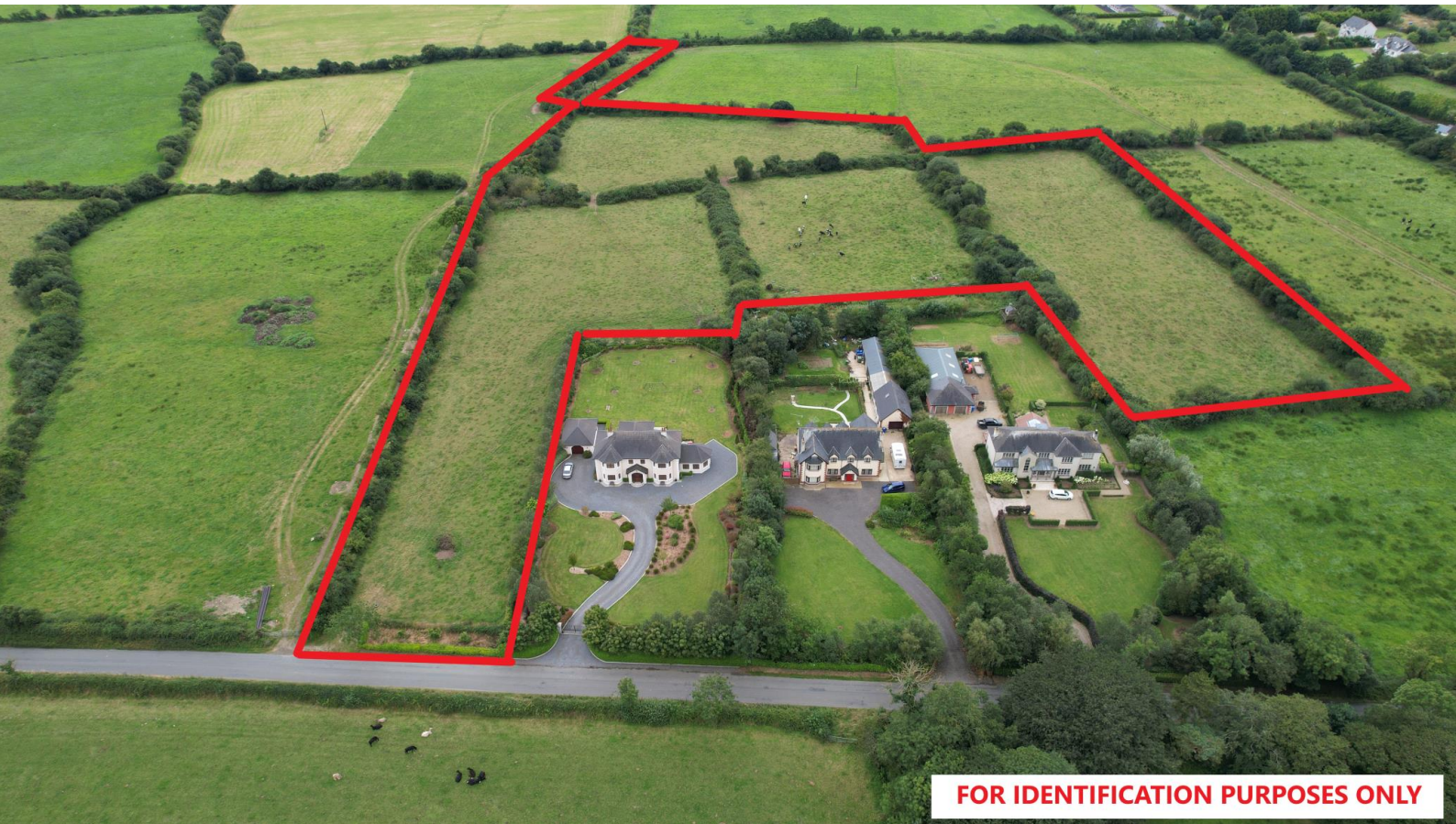


For Sale by Auction

Online Auction on Friday 4th October 2024 at 3pm

Advised Market Value: €125,000



FOR IDENTIFICATION PURPOSES ONLY

Ballinagam,
Ballygarrett,
Gorey,
Co. Wexford



sherryfitz.ie

Folio Number: WX2672

Application Number: P2024LR107658V

719280 mE, 649840 mN



Folio: WX2672

This map should be read in conjunction with the folio.

Taithe Éireann (TE) Registration mapping is based on TE Surveying mapping. Where TE Registration maps are printed at a scale that is larger than the TE Surveying scale, accuracy is limited to that of the TE Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TE Registration maps, see www.taithe.ie.

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- (centre-line of parcel(s) edged)
- Freehold
 - Leasehold
 - SubLeasehold

- 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.landireg.ie

Taithe Éireann Registration operates a non-conclusive boundary system. The TE Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TE Registration map is conclusive as to the boundaries or extent. (see Section 83 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



CERTIFICATE OF AREA

Area of land edged in red and noted
 "A" contains 3.41ha (8.43ac) or thereabouts
 Right of Way to Folio WX2719 is coloured
 in yellow and noted "X" to "X"

Signed: _____
 for EMK Design Ltd
 Date: 06 September 2024

718480 mE, 649190 mN
 Date Printed: 02/09/2024

Creation Date: 02 September 2024 15:16:56 Application Number: P2024LR107658V



1:2500 Scale

C. 3.41 hectare (C. 8.43 acre) holding situated just outside Ballygarrett village. This excellent parcel of land is laid out in four adjoining fields and has road frontage onto the Ballygarrett to Ballycanew road. Currently in grass the land is of good quality and would make an ideal residential holding if planning permission was attained. For Sale by Online Auction on Friday 4th October 2024 at 3pm. Contact our office to register your interest by Wednesday. 2nd October.

Legal: Lombard Cullen & Fitzpatrick.



Directions

Beside Y25 XW31



CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

SOLICITOR

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Fitzpatrick Solicitors
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E: info@lcaf.ie

sherryfitz.ie

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