

Ref: 8274

KILLISK, THE BALLAGH, CO. WEXFORD



BER EXEMPT

QUINN PROPERTY
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Excellent C. 124 Acre Holding With Derelict Farmhouse & Outbuildings With Potential Sand Deposits For Auction On Tuesday 2nd Day of September 2025 At 12 Noon In Lots

LOCATION & DESCRIPTION:

The lands enjoys an excellent location 3km from The Ballagh, 15km west of Enniscorthy, 20km north of Wexford town. The Ballagh is a charming country village situated off the R741 and about halfway between Gorey and Wexford towns. It has amenities to include a primary school, church, community centre, health clinic, a post office with a shop and pubs. Enniscorthy is based in the centre of Co. Wexford along the N11 Dublin to Rosslare route, c. 22 km north of Wexford town, c. 25 km south of Gorey and 105 km south of Dublin. It is a large market town a good range of shops, services, schools and amenities serving the urban area as well as a large rural hinterland.

Lot 1 has frontage onto the public road while the remaining lots are accessed by a hardcore laneway shared with other land owners. Lot 1 (c. 25.6 Acres) is currently in grass and of excellent quality with potential sand deposits.

Lot 2 (c. 7.7 Acres) has the benefit of a two storey derelict farmhouse and some sheds and outbuildings. The house has been unoccupied for a long number of years and in need of extensive renovation/rebuild works. The lands in Lot 2 are generally of good quality and currently in grass. The lands in Lot 3 (c. 53 Acres) and Lot 4 (c. 14.7 Acres) are currently in grass, have not been farmed intensively in recent times and require some improvements works.

Lot 5 (c. 23 Acres) comprises of rough grazing and could benefit from some drainage work and reseedling, it may be potentially suited for forestry purposes..

The lands will be offered in the following Lots:

Lot 1 C. 25.6 Acres

Lot 2 C. 7.7 Acres With Two Storey Derelict Farmhouse and Outbuildings

Lot 3 C. 53 Acres

Lot 4 C. 14.7 Acres

Lot 5 C. 23 Acres

DIRECTIONS: From The Ballagh village, take the local road opposite Sinnott's pub, proceed for 3km lands are on right and left hand side with a **QUINN PROPERTY** sign board.

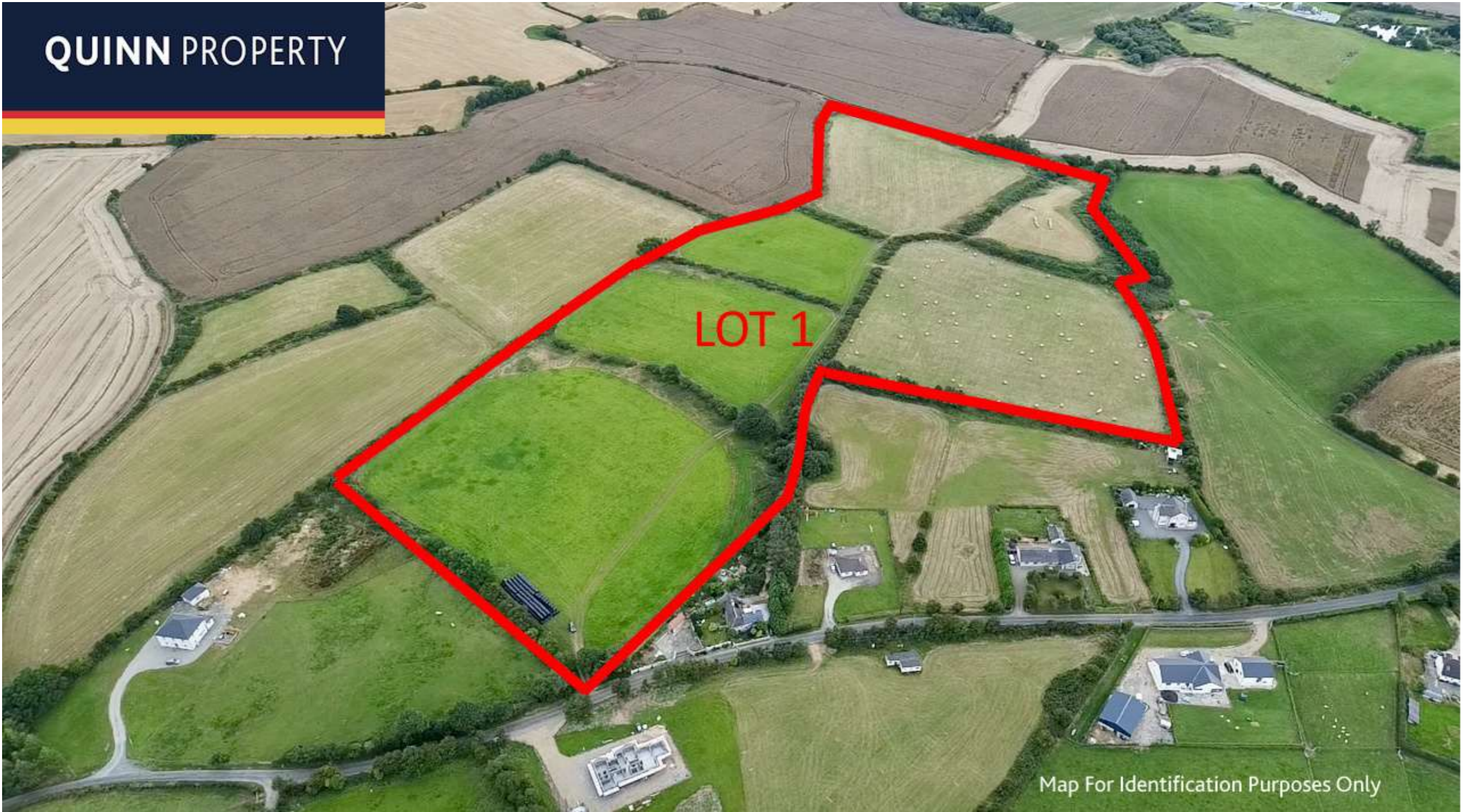
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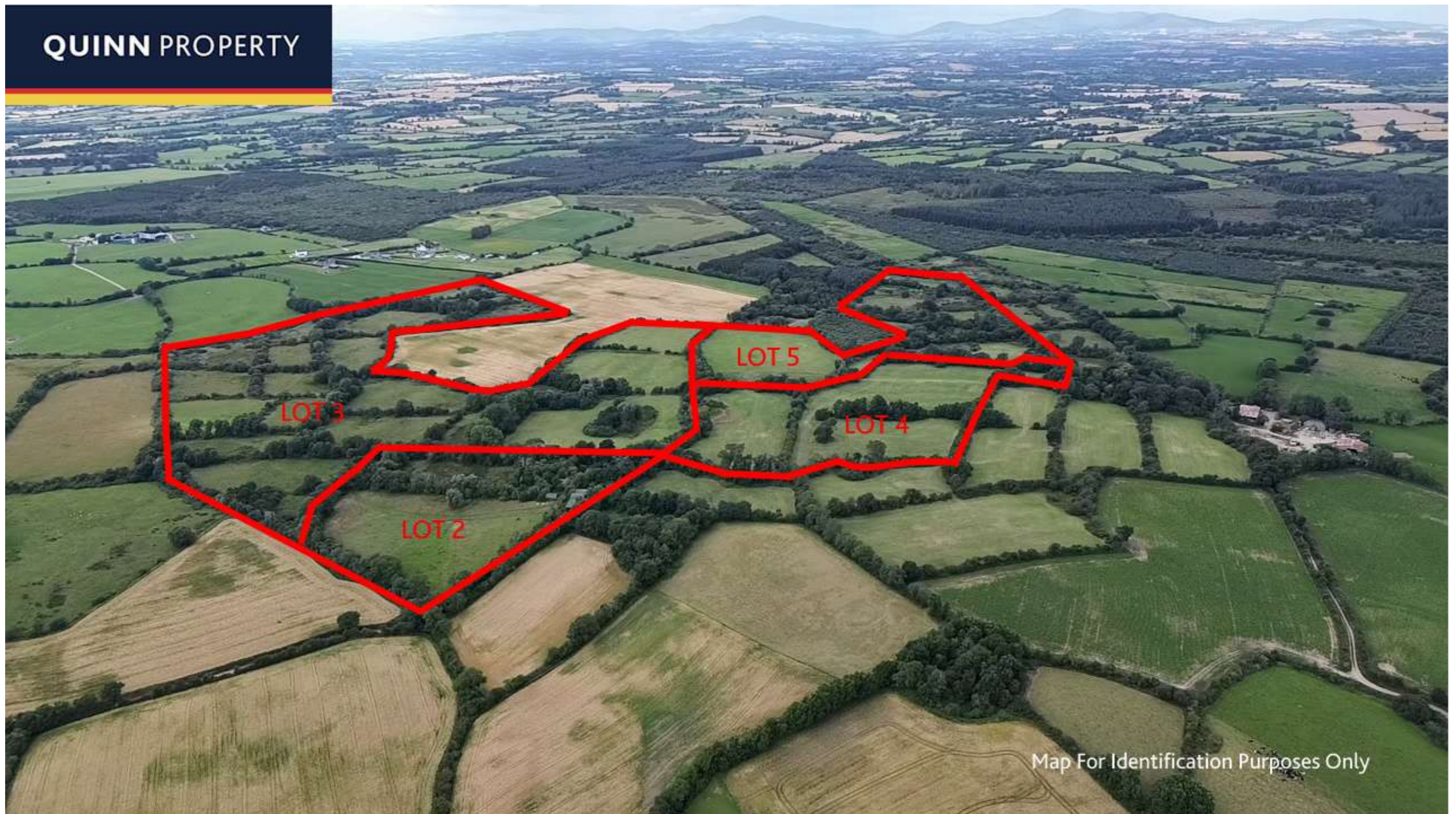
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LOT 1

Map For Identification Purposes Only



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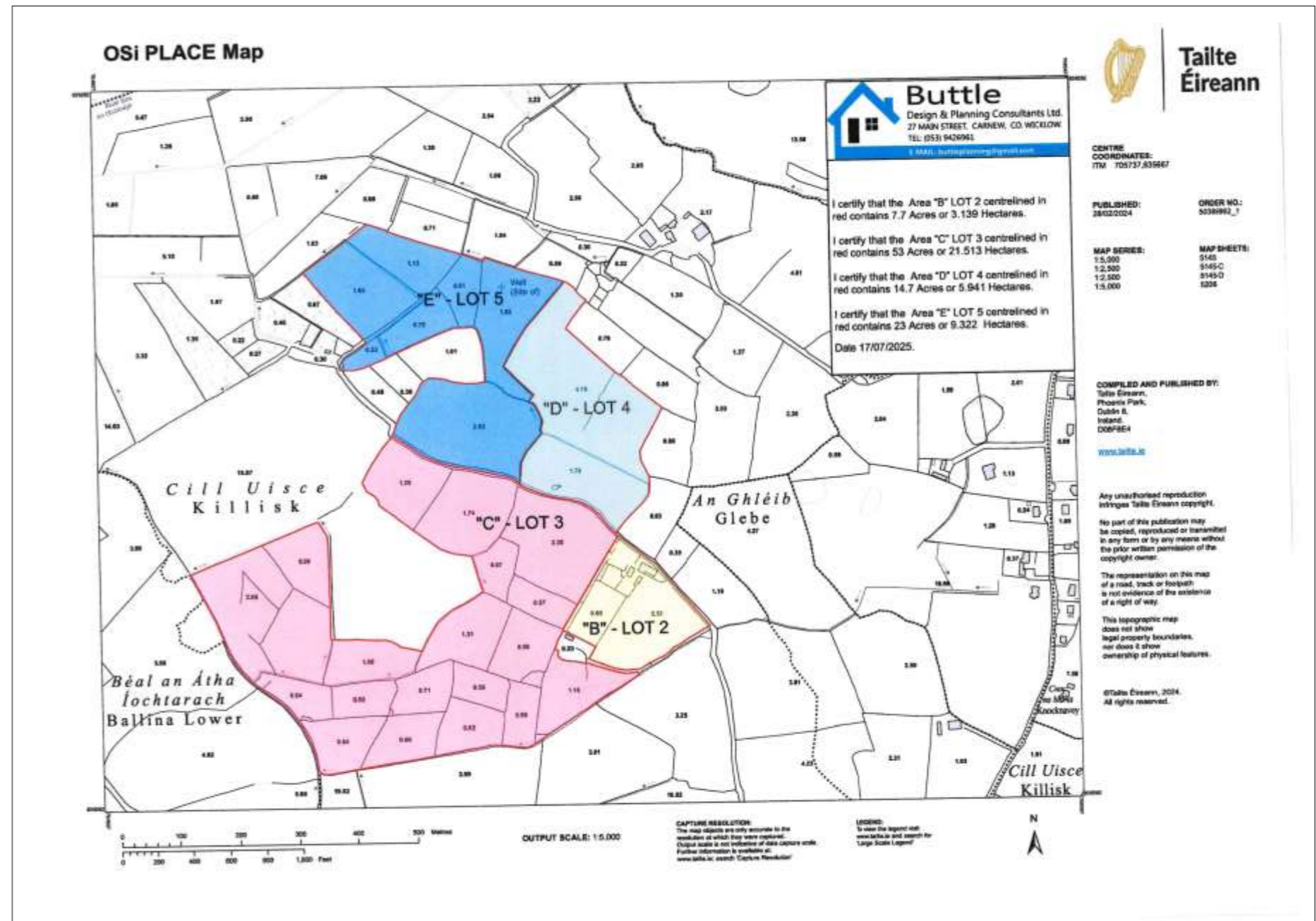
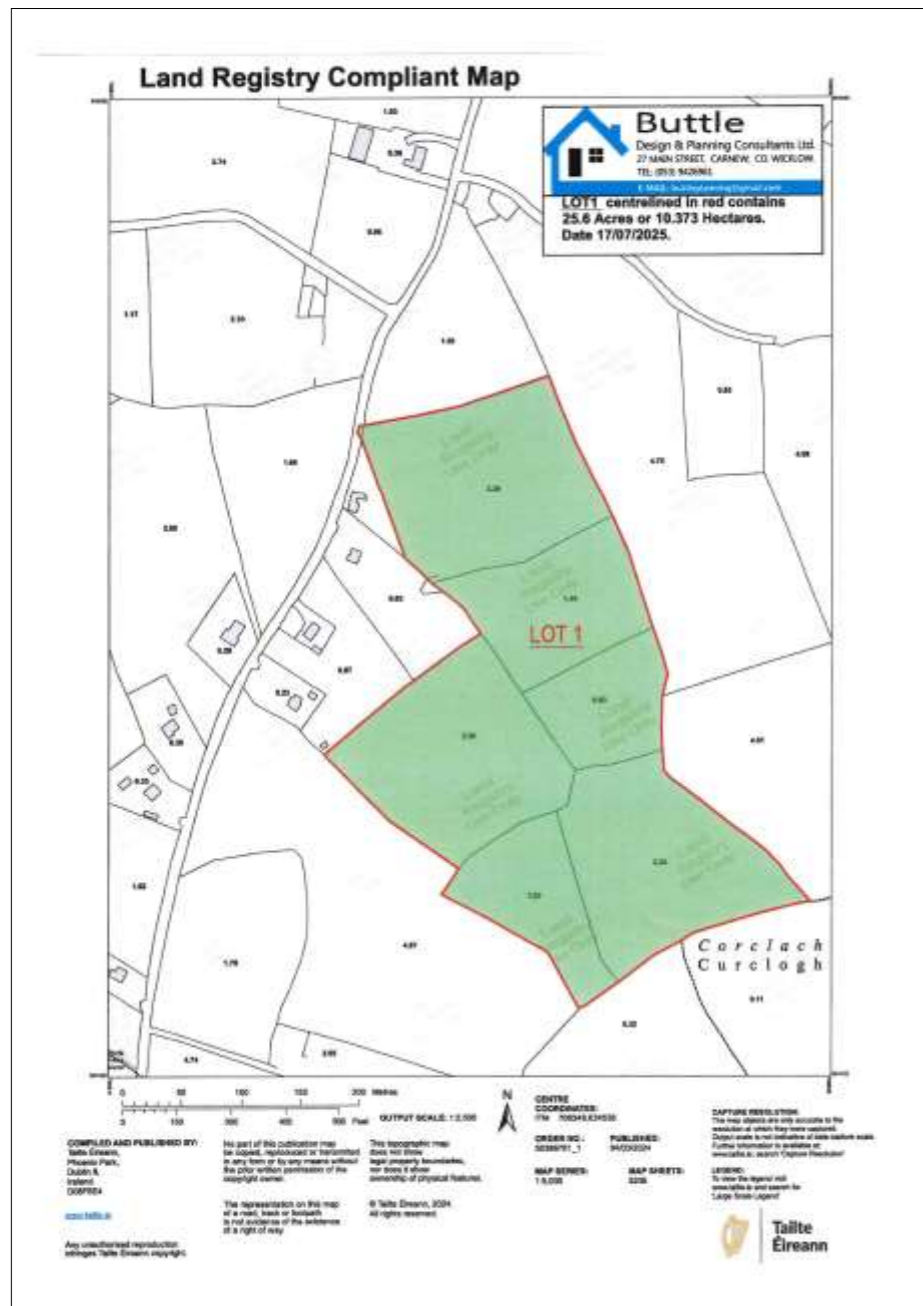


Map For Identification Purposes Only



Outbuildings:
Stone Built Two Storied Farmhouse in Derelict Condition
Two Span Round Roof Shed
Five Span With Lean To
A Number of Old Stone Outbuildings In Poor Repair





Legal: Siobhan Dunne, Solicitor, Dunne Law, 48 South Main Street, Wexford, Tel. No. 05391 74869

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