

Ref: 8274

KILLISK, THE BALLAGH, CO. WEXFORD



BER EXEMPT

QUINN PROPERTY
www.quinnproperty.ie

Excellent C. 124 Acre Holding With Derelict Farmhouse With Potential Sand Deposits For Auction On 2nd Day of September 2025 At 12 Noon In One Or More 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 out-buildings. 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 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 reseeded, 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 Out-Buildings

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 **QUINN** PROPERTY sign board.

P.O.A.

Land Registry Compliant Map



Buttle

Design & Planning Consultants Ltd.
27 MAIN STREET, CARNEW, CO. WICKLOW.
TEL: (053) 9426961

E-MAIL: buttleplanning@gmail.com

**LOT1 centrelined in red contains
25.6 Acres or 10.373 Hectares.
Date 17/07/2025.**

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

Any unauthorised reproduction
infringes Tailte Éireann copyright.

No part of this publication may
be copied, reproduced or transmitted
in any form or by any means without
the prior written permission of the
copyright owner.

The representation on this map of
a road, track or footpath
is not evidence of the existence
of a right of way.

This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

© Tailte Éireann, 2024.
All rights reserved.



CENTRE
COORDINATES:
ITM 706345,634538

ORDER NO.:
50386761_1

MAP SERIES:
1:5,000

PUBLISHED:
04/03/2024

MAP SHEETS:
5206

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'



**Tailte
Éireann**

OSi PLACE Map



**Tailte
Éireann**



Buttle

Design & Planning Consultants Ltd.
27 MAIN STREET, CARNEW, CO. WICKLOW.
TEL: (053) 9426961
E-MAIL: buttleplanning@gmail.com

**CENTRE
COORDINATES:**
ITM 705737,635667

PUBLISHED:
28/02/2024

ORDER NO.:
50389962_1

MAP SERIES:
1:5,000
1:2,500
1:2,500
1:5,000

MAP SHEETS:
5145
5145-C
5145-D
5206

I certify that the Area "B" LOT 2 centrelined in red contains 7.7 Acres or 3.139 Hectares.

I certify that the Area "C" LOT 3 centrelined in red contains 53 Acres or 21.513 Hectares.

I certify that the Area "D" LOT 4 centrelined in red contains 14.7 Acres or 5.941 Hectares.

I certify that the Area "E" LOT 5 centrelined in red contains 23 Acres or 9.322 Hectares.

Date 17/07/2025.

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland,
D08F6E4

www.tailte.ie

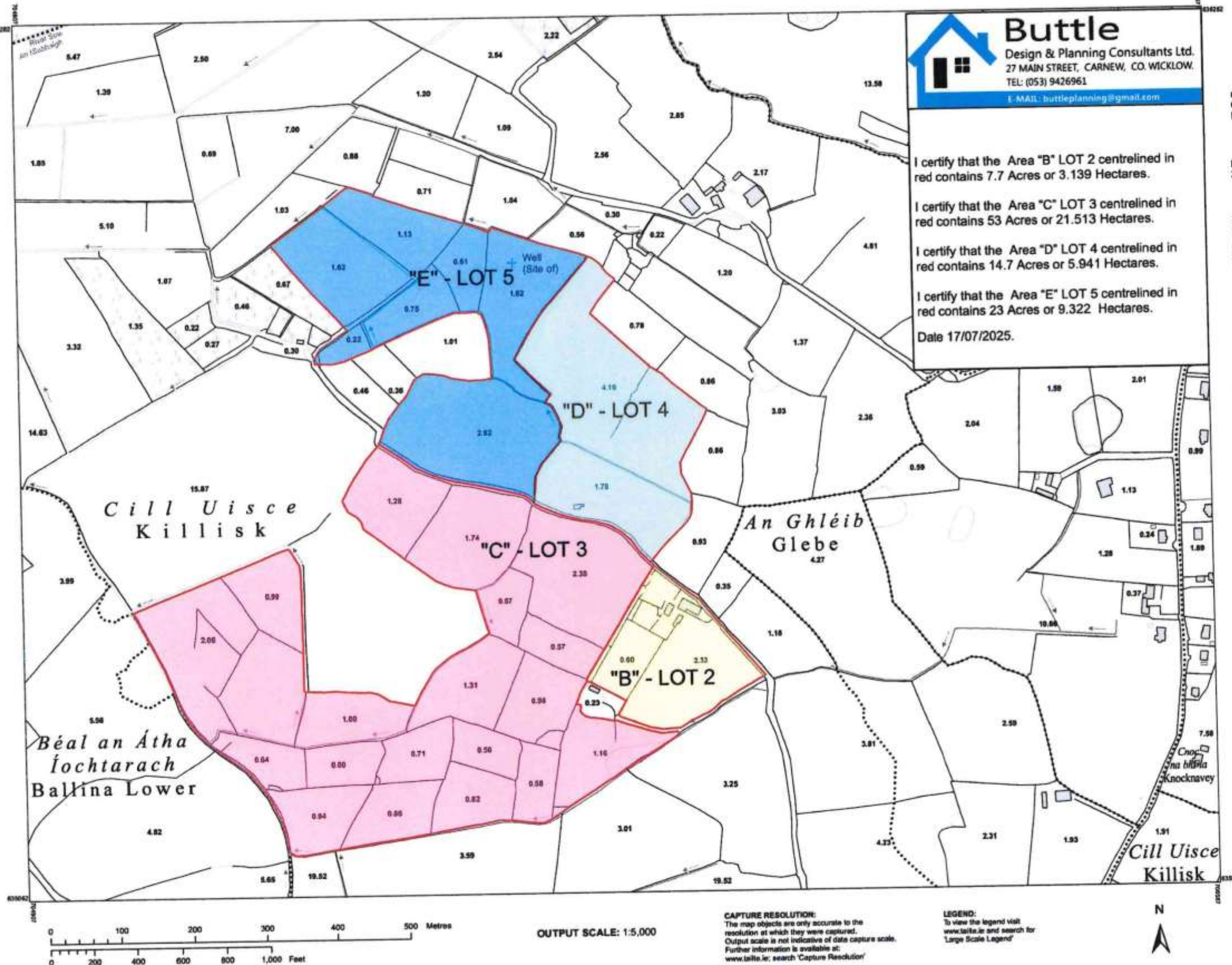
Any unauthorised reproduction
infringes Tailte Éireann copyright.

No part of this publication may
be copied, reproduced or transmitted
in any form or by any means without
the prior written permission of the
copyright owner.

The representation on this map
of a road, track or footpath
is not evidence of the existence
of a right of way.

This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

©Tailte Éireann, 2024.
All rights reserved.





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



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



QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

