

FOR SALE BY ONLINE AUCTION

Thursday 28th August, 2025 at 12 Noon

**Derelict Cottage on c. 1.26 Acres at
Ballina Upper, Blackwater, Co. Wexford**

Disclosed Reserve: €85,000

D119



- ❖ A rare opportunity to create your own private haven in one of Wexford's most sought-after coastal settings.
- ❖ Idyllic coastal setting a stone's throw from Ballynaclash Beach and Ballinesker's award-winning 'Blue Flag' beach.
- ❖ Prime location only 5 minutes from Blackwater and Curracloe villages and 20 minutes' drive to Wexford Town.
- ❖ This c. 0.51 hectares / 1.26 acres plot includes a derelict cottage together with an adjoining outbuilding, offering tremendous development potential (subject to the relevant planning permissions).
- ❖ Eligible to apply for up to €70,000 in renovation funding through the Vacant Property Refurbishment Grant.
- ❖ Elevated site set back from the road with beautiful rural views offering privacy, tranquillity and seclusion in a peaceful setting.
- ❖ For further details, contact the sole selling agents, Kehoe & Assoc. at sales@kehoeproperty.com or 053 9144393



Location

This property enjoys an exceptional location on Wexford's scenic north coast, offering a rare combination of privacy and accessibility. Blackwater and Curracloe villages are both just 5 minutes' drive away, providing an excellent range of amenities including supermarkets, post offices, primary schools, churches, pubs, and vibrant community hubs such as Blackwater GAA Club and Curracloe United A.F.C.

Wexford Town, with its wide selection of shops, restaurants, secondary schools, and cultural attractions, lies only 20 minutes away. The M11 motorway is easily accessed and provides excellent connectivity, making South County Dublin reachable in less than 1 hour 30 minutes.

The property is a stone's throw from some of Wexford's most celebrated beaches. Ballinesker Beach, an award-winning 'Blue Flag' beach, and Ballynaclash Beach are less than 5 minutes away, while Curracloe's golden sands and the nature trails of The Raven Point are also close by. The nearby Ravenport Resort and the highly anticipated 18-hole championship golf course (due to open in 2026) further enhance this area's growing appeal as one of Wexford's premier coastal destinations.

Description

Kehoe & Associates are delighted to present this derelict cottage on a generous c. 0.51 hectares / 1.26 acres site, situated in one of County Wexford's most desirable coastal locations. This property represents a rare opportunity to create your own private haven in a peaceful setting just minutes from some of Wexford's most stunning beaches.

Set back from the road, the site offers excellent privacy and an elevated position with beautiful rural views. This property is comprised within Folio WX3722 and includes a derelict cottage together with an outbuilding, presenting excellent possibilities for a replacement dwelling or a restoration project (subject to planning permission).

Adding further appeal, the property is eligible to apply for up to €70,000 in renovation funding through the Vacant Property Refurbishment Grant, making it an ideal prospect for those seeking to create a dream home or holiday retreat. This property offers excellent privacy and seclusion, while remaining fully connected to a thriving local community and all the amenities needed for modern living. It will be offered for sale by public online auction with a disclosed reserve of €85,000.

Please note bidders are required to register in advance of this auction. Please log onto kehoeproperty.com and click the OFFER button and proceed to register.





Features

- Exceptional development potential (S.T.P.P)
- Prime coastal location near Blackwater & Curracloe
- Less than 5 mins to Ballinesker & Ballynaclash beaches
- c.1.26 acre site with derelict cottage & outbuilding
- Eligible to apply for up to €70,000 in renovation grants
- 20 minutes' drive to Wexford Town

Services

- ESB
- Private well
- Septic tank drainage

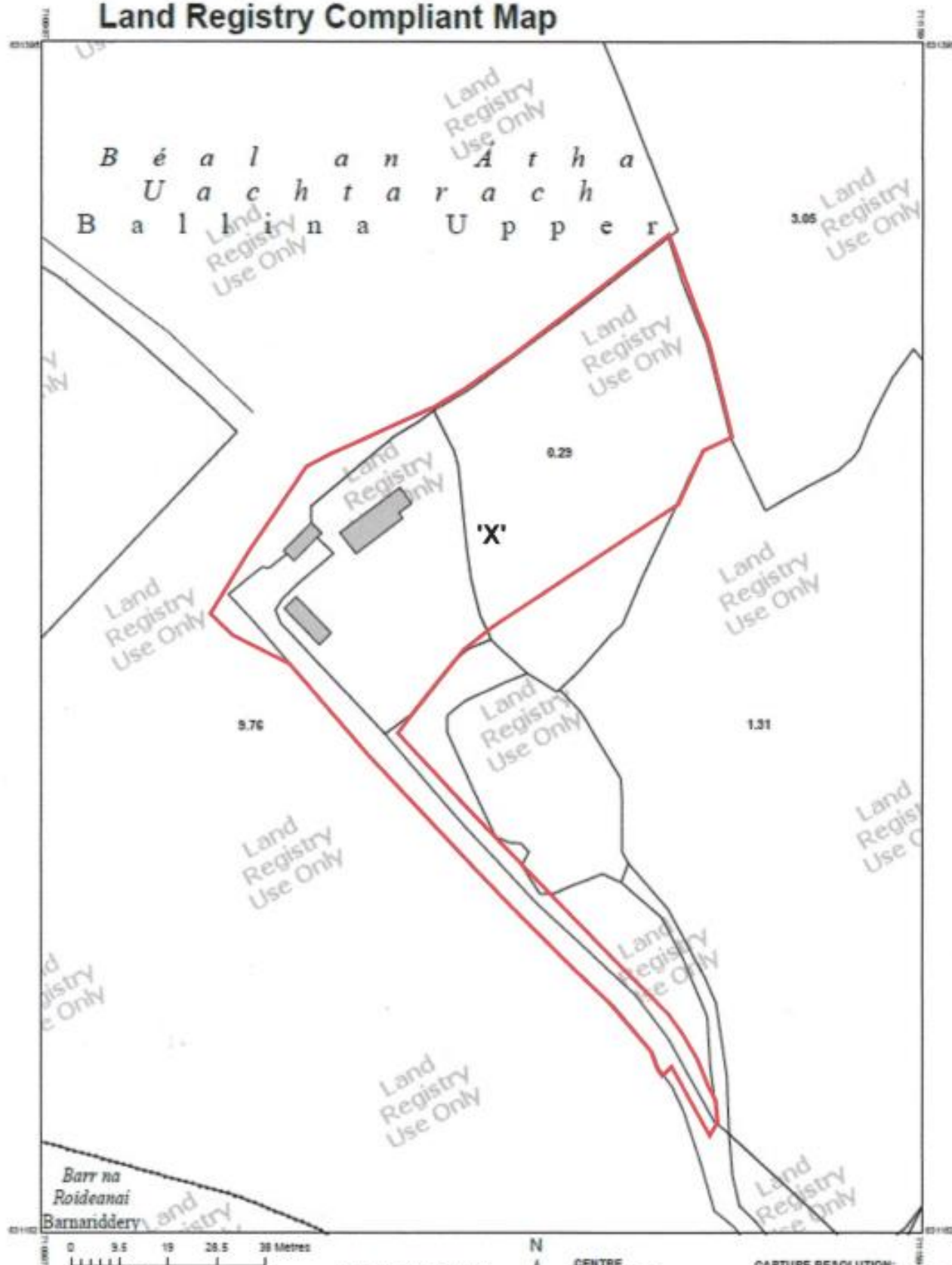
VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc.

DIRECTIONS:

From Wexford Town: Head over Wexford Bridge towards Castlebridge. In 3.2km turn right onto the R742 towards Curracloe. Continue for 10km passing through Curracloe and turn left following our directional board. Continue for 600m and the property for sale is on the right hand side (For Auction Boards). **Eircode: Y21 H2K2**

From Gorey: Head south along the R741, in 31.1km turn left onto Ballyfarnogue signposted for Screen / Curracloe. In 1.3km turn left onto St Cyrian's Villas. In 1km turn right. In 2.1km the property for sale is on your left hand side (For Auction Boards).

Land Registry Compliant Map



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 Tailte Éireann,
 Phoenix Park,
 Dublin 8,
 Ireland.
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Maps & further details from the sole selling agents.

Sales Agent
BOBBY KEHOE

Email: bobby@kehoeproperty.com

Contact No: 053-9144393

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141