

Ref: 8790

# GARRAUN UPPER, RATHNURE, ENNISCORTHY, CO WEXFORD



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# Prime C. 87 Acre Roadside Holding With Farmyard For Sale by Online Auction On Wednesday, 8th April At 12 Noon

## LOCATION:

The land enjoys an excellent location, 2km from Rathnure village and 500m off the R731 Rathnure / Killane Road. Rathnure is a charming country village steeped in heritage and community spirit, it is renowned for its proud Gaelic Athletic Association tradition, with Rathnure St. Anne's GAA Club being one of Wexford's most distinguished hurling clubs. The village combines peaceful rural ambiance with views of the neighbouring Blackstairs Mountains and offers amenities to include primary school, church, community facilities and local services. It is located 12 km from the historic market town of Enniscorthy and 30km from Wexford.

In terms of connectivity, the property is exceptionally well positioned for regional and national travel with the N30 providing a direct link to Enniscorthy, connecting with the M11 motorway network with access northbound to Dublin, southbound towards Wexford and westwards to New Ross, providing further connectivity to the N25 towards Waterford and the south coast.

Overall, the location strikes an ideal balance between tranquil countryside living and excellent accessibility to major road networks, regional centres and national routes.

## DESCRIPTION:

The lands are laid out in five separate lots, all of which have good road frontage, offering excellent accessibility and operational convenience. This frontage may present potential for a residential site, subject to planning permission.

The majority of the land is in tillage with a smaller amount in grass, it has free draining soil (Clonroche Series Type), highly regarded for its productivity and suitable for a wide range of agricultural uses. The majority of the lands benefit from a natural water course, a valuable water source for both livestock and agricultural use.

The property will be offered in the following Lots:

- Lot 1 (Area 'A'): C. 22.295 Acres
- Lot 2 (Area 'B') : C. 31 Acres
- Lot 3 (Area 'C'): C. 11.556Acres
- Lot 4 (Area 'D'): C. 18.063 Acres
- Lot 5 (Area 'E'): C. 5 Acres To Include Sheds & Outbuildings



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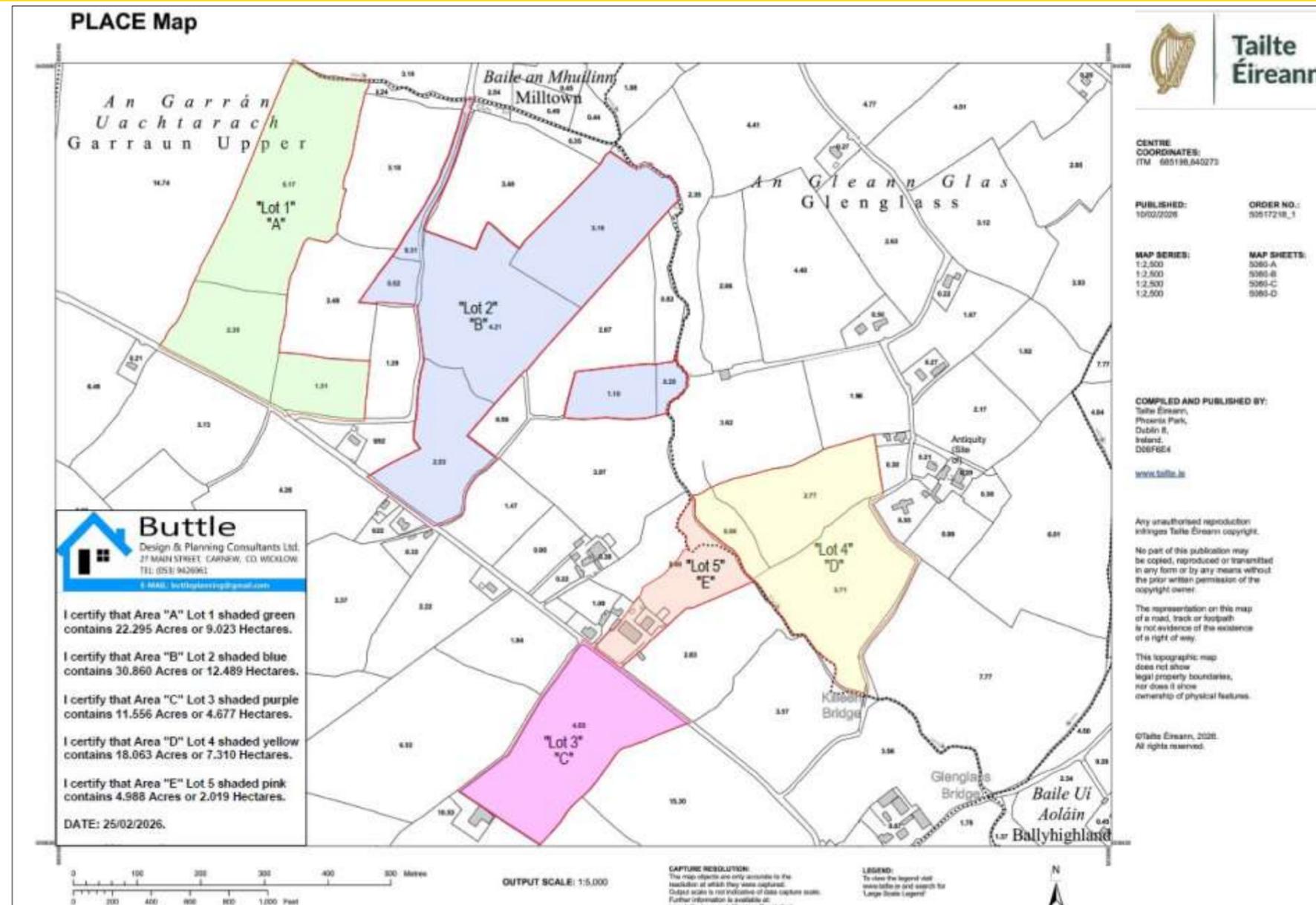


There is a farmyard on the land with a good range of sheds and outbuildings to include:

- 4 bay 'A' roofed shed 60' x 40', divided into 36 cubicles and loose area, with concrete floor
- Open Silage Pit 40' x 60'
- Open Silage Pit 40' x 30'
- 4 Bay Round Roof Shed 40' x 18'
- 2 x Lean-Tos 40' x 20' and 40' x 30'
- 4 Bay Lean-To 40' x 36'
- Dung Stead
- Concrete Feeding Troughs
- Holding Yard / Cattle Crush
- Enclosed Store 12' x 12'
- 2 x Stone Outbuildings

'This Is An Exceptional & Rare Opportunity To Acquire A Prime Holding  
- Register Your Interest Early To Avoid Disappointment'





Legal: Lisa McDonald, 7 Rowe Street Lower, Townparks, Wexford. Tel: (053) 914 4266

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