

Ref: P4518

OLDMILL, ROSSLARE, CO. WEXFORD Y35 R25C



QUINN PROPERTY
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UNIQUE C. 11.67 ACRE SITE ADJOINING BEACH WITH DERELICT BUILDING IN SPECTACULAR COASTAL LOCATION FOR SALE BY ON-LINE AUCTION ON WEDNESDAY 21ST JULY 2021 AT 3PM (IN ONE OR THREE LOTS)



LOCATION: This fabulous holding enjoys spectacular location along the south Wexford coastline between St. Helens and Carne, 5km south of Rosslare Harbour, 8km from Rosslare Strand and 15km from Wexford town. It is located along the coastal walking path between Rosslare and Carne which incorporates some of Wexfords finest beaches. It is within close proximity to Rosslare Europort, St Helens and Rosslare's Golf Clubs, Kellys Hotel, Equestrian Facilities and numerous walks and leisure pursuits. Wexford town is situated along the M11 Dublin/Rosslare route and has a large range of shops, services, amenities and both primary and secondary schools and a large surrounding rural hinterland all within two hours south of Dublin.



DESCRIPTION: The holding extends to C. 11.67 Acres and has the benefit of 300m of frontage onto the beach. There is a derelict traditional stone building that may have development potential (subject to planning) with possibilities for future tourist related enterprises.

THE PROPERTY WILL BE OFFERED AS LOT 1 ALONG WITH THE FOLLOWING LOTS ON THE DAY OF THE AUCTION:

Lot 1: C. 11.67 Acres Adjoining the Beach with Derelict Building,
Lot 2: C. 55.264 Acres With Cattle Pen & Handling Facilities,
Lot 3: Residence on c. 5.47 Acres, Lot 4: The Entire C. 72.404 Acres



DIRECTIONS:

From Kilrane take a right at Culletons Pub onto Churchtown road, after 2km turn left at sign for St Helens and turn right for Hazelwood Stables, continue 1.5km and property is on right hand side with QUINN PROPERTY auction board.



Legal: Anna O'Donovan, Lombard, Cullen & Fitzpatrick Solicitors, 10 McDermott Street, Gorey, Co. Wexford Tel: 05394 22167

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.