



Ref: 8683

**CARRIG HILL, BREE, ENNISCORTHY, CO. WEXFORD**

**QUINN PROPERTY**

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## C. 0.98 ACRE SITE IN EXCELLENT LOCATION FOR SALE BY PRIVATE TREATY

### LOCATION:

The site is located in a scenic part of central Co. Wexford, 3km from Bree village and 10km south of Enniscorthy. Enniscorthy is a thriving market town situated along the N11 and the River Slaney, with a large range of shops, services, amenities, primary and secondary schools servicing both a large urban and rural population. It has an excellent range of commuting options with Irish Rail providing easy commuting to Dublin Connolly/Rosslare Harbour, Wexford Bus & Bus Eireann, the M11 to Dublin/N30 to New Ross/N80 Linking to Carlow/Laois & Offaly.

The site has good frontage onto the public road and is currently in a mixture of forestry and natural growth. It may have potential for a residential dwelling subject to the relevant planning.

### Directions:

From Enniscorthy head out on Parnell Road (R702) and continue to the R744 and take a left at sign for Bree (L2045). Continue for c. 3km, pass Wilton Castle entrance in Carrigmacrogue and take the next right. Continue for a further 2.3km and site is on the right (opposite Eircode Y21KX81) just south of the Coillte forest entrance with a QUINN PROPERTY signboard.



## A.M.V. €65,000 'AS IS' & €105,000 'SUBJECT TO PLANNING'

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.