

Ref: 8305

COOLGREANY, GOREY, CO. WEXFORD

BER EXEMPT

QUINN PROPERTY

www.quinnproperty.ie

PRIME C. 0.8 ACRE SITE WITH DERELICT BUILDING FOR SALE BY ONLINE AUCTION ON TUESDAY 9TH SEPTEMBER 2025 AT 11 AM

LOCATION:

The subject property is located off Main Street, Coolgreany and, 3km off the R772 at Inch. Arklow is approximately 7km away, Gorey 11km while Dublin is an hour's commute. Coolgreany is a picturesque village just a short distance from the bustling town of Gorey and offers a peaceful escape while staying well-connected to everything you need with its rich agricultural history and welcoming community. Central to both Arklow and Gorey, the village offers many amenities to include, shop, pub, primary school and gaa grounds. The surrounding areas offer a an excellent choice of recreational and leisure facilities with beautiful woodland trails and walks in nearby Ballyfad Woods.

DESCRIPTION:

This site, conveniently located just off the Main Street offers excellent visibility and accessibility for a variety of uses. With ample space and the advantage of a central location, it's an ideal opportunity for anyone looking to build or invest in a high-potential area, with all local amenities just a stone's throw away. Coolgreaney has become an increasingly attractive area for investors and developers with the recent Dun Na Gréine development highlighting the demand for residential units in the vicinity.

Previously zoned 'Mixed Use', the site comes with the benefit of a substantial, c. 100 sq. m. building which was most recently used as two separate, one-bedroom apartments. The property has been vacant for some time and may qualify for the Vacant Property Refurbishment Grant, subject to approval.

FEATURES & SERVICES:

Mains Services

Three Phase Power

Block built shed 2.5m x 4.5 m

LEGAL: Doran O'Toole, Solicitor, Doran W O'Toole & Co., Bray Co. Wicklow, Tel. No. 01 2042780.

P.O.A.



**PRIME LOCATION - NESTLED IN THE HEART OF IT ALL, THIS LOCATION COMBINES
ACCESSIBILITY, VIBRANCY AND LIMITLESS POSSIBILITIES**

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

