

Ref: P4810

KNOCKDUFF, MONAGEER, ENNISCORTHY, CO. WEXFORD



QUINN PROPERTY

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VALUABLE C. 27 ACRE HOLDING WITH DERELICT RESIDENCE FOR SALE BY ON-LINE AUCTION ON THURSDAY 20TH MAY AT 4PM (IN ONE OR TWO LOTS)

LOCATION:

The lands are located 2km from Monageer village, 8km from Ferns and 10km north of Enniscorthy. Monageer has shop, pub, primary school and sporting facilities with a strong community. 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.

DESCRIPTION: The lands are accessed over a registered right of way and are situated 500m back from the public road. The holding is divided into a number of divisions, all of which are currently in grass. The land is of mixed quality with excellent free draining soil type towards the western boundary and slightly heavier land towards the eastern side. The holding has the benefit of a single storey derelict cottage with adjoining shed which may allow for planning in the future. There is a well on the land which is currently not connected and a natural water supply. The property may be offered in the following lots. **Lot 1:** C. 11.8 acres, **Lot 2:** C. 14.9 acres with derelict residence and **Lot 3:** The Entire.

DIRECTIONS:

From Monageer head back towards The Harrow passing the Monument on the right. Proceed to T-junction, turn right and the lane is 1km on the left with **QUINN PROPERTY** auction board.

Legal: Eleanor McKiernan, O'Doherty Warren & Associates, Melrose, Charlotte Row, Gorey, Co. Wexford Y25 K6R2
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