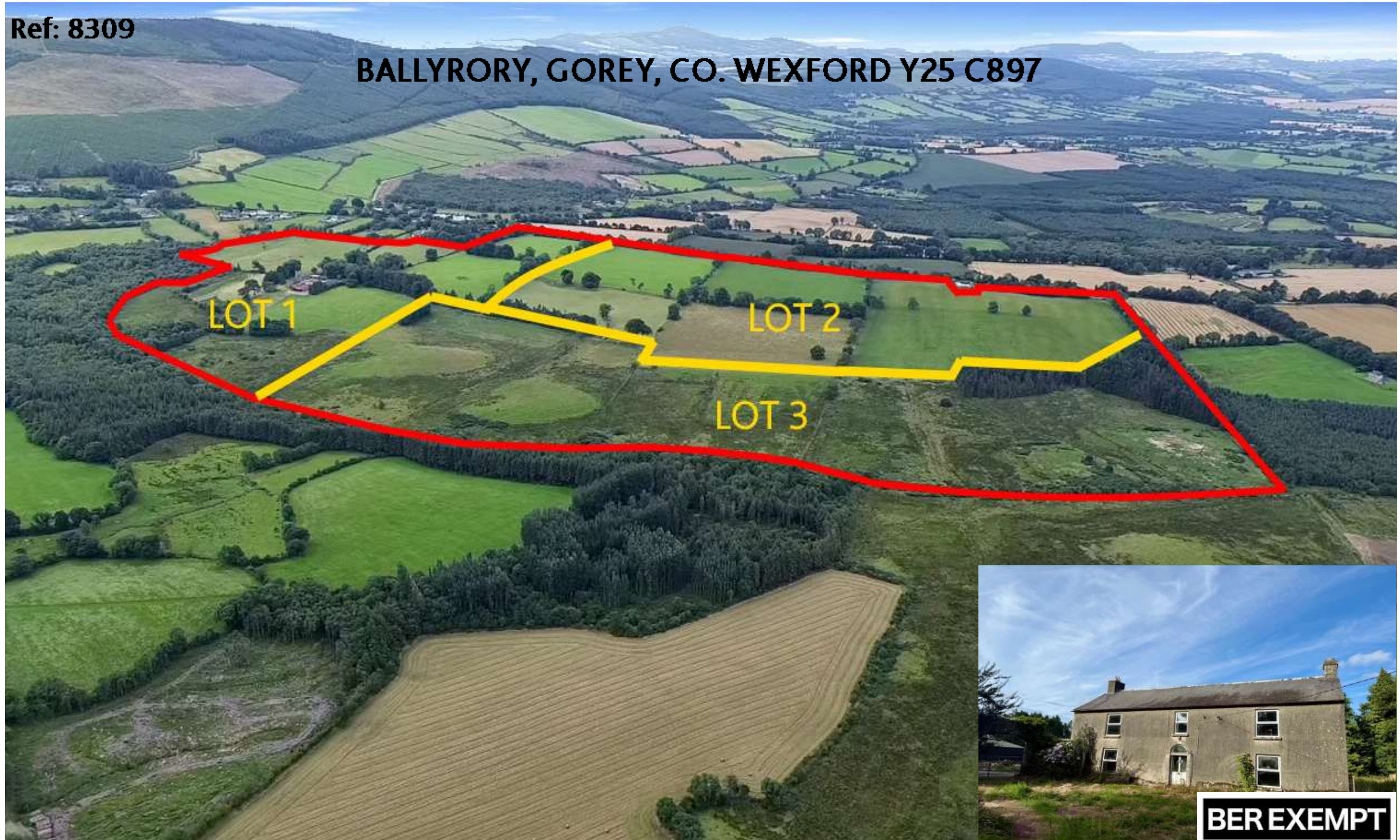


Ref: 8309

BALLYRORY, GOREY, CO. WEXFORD Y25 C897



BER EXEMPT

QUINN PROPERTY

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Prime C. 233 Acre Residential Holding For Sale By Online Auction And Public Auction At The Ashdown Park Hotel On Friday, 19th September At 2pm

LOCATION:

This extensive holding is located 10km north of Gorey along the L6204 Gorey to Tinahely road. The lands are 7km from Tinahely and 4km from Hollyfort village. Hollyfort village has a shop and pub while Tinahely, a picturesque town situated in the lush valley of the Derry River, offers a range of amenities including schools, churches, shops, restaurants and pubs. The town is known as a cultural gem with the old Market/Courthouse occupying the centre of the square and the thriving Courthouse Arts Centre just opposite with musical performances, exhibitions, theatre and film and regular attraction. Visitors can avail of numerous amenities including horse riding, golf, angling and hill walking along the Wicklow Way.

Nestled in the heart of the countryside, this exceptional farm is in one block and has extensive road frontage. Spanning approximately 233 acres, it is set within a picturesque parkland landscape with a large number of mature deciduous trees and panoramic views of the surrounding countryside.

The approach to the traditional farmhouse and farmyard is via an avenue from the public road, which is set back circa 400 meters from the road. The residence is an attractive stone built two storey farmhouse which has been unoccupied for a number of years and is in need of renovation and upgrading. The property may qualify for the Vacant Property Refurbishment Grant, subject to approval.



RESIDENCE & OUTBUILDINGS:

RESIDENCE:

Ground Floor

Kitchen: 4.7mx 5.2m With cooker

Dining Room: 5.0m x 4.4m Fireplace

Entrance Hall: 3.8m x 1.6m

Sitting Room: 5.1m 4.9m

Toilet: 2.3m x 2.1m

Utility Room : 4.5m x 4.6m

First Floor

Bedroom 1: 5.2m x 5.0m

Bedroom 2: 5.7m x 4.9m

Bedroom 3: 1.9m x 3.3m

Bathroom: 2.6m x 3.3m

Toilet: 2.7m x 1.3m

ADJOINING STONE BUILDING:

Room 1: 4.8m x 5.0m

Room 2: 4.8m x 5.0m

WORKSHOP: 11m x 9.0m

MODERN CATTLE PEN & CRUSH: 30m x 15m



NUMEROUS DERELICT STONE BUILDINGS:

SLATTED SHED WITH RUBBER MATS

TWELVE PENS WITH WIDE FEEDING PASSAGE

FIVE SPAN ROUND ROOF SHED WITH FIVE SPAN LEAN 16m x 15m
TO SLATTED TANK TO THE FRONT WITH FEEDING AREA

SERVICES & FEATURES

Private Well

Septic Tank

Electricity

Natural Course Water Through Some Land Lots

BER EXEMPT

THE LANDS:

The lands are level in nature and are laid out in a number of suitable divisions and are of mixed quality. There are c. 150 acres of excellent quality land with free draining soils, currently in grass but suitable for grassland or tillage use. There are a further 80 acres which comprise of heavier land, suitable for summer grazing, which could benefit from some drainage or improvements works. Included in this 80 acre section are c. 5.5 acres of mature forestry.

The Holding will be offered in the following Lots:

Lot 1: C. 77 Acres With derelict residence

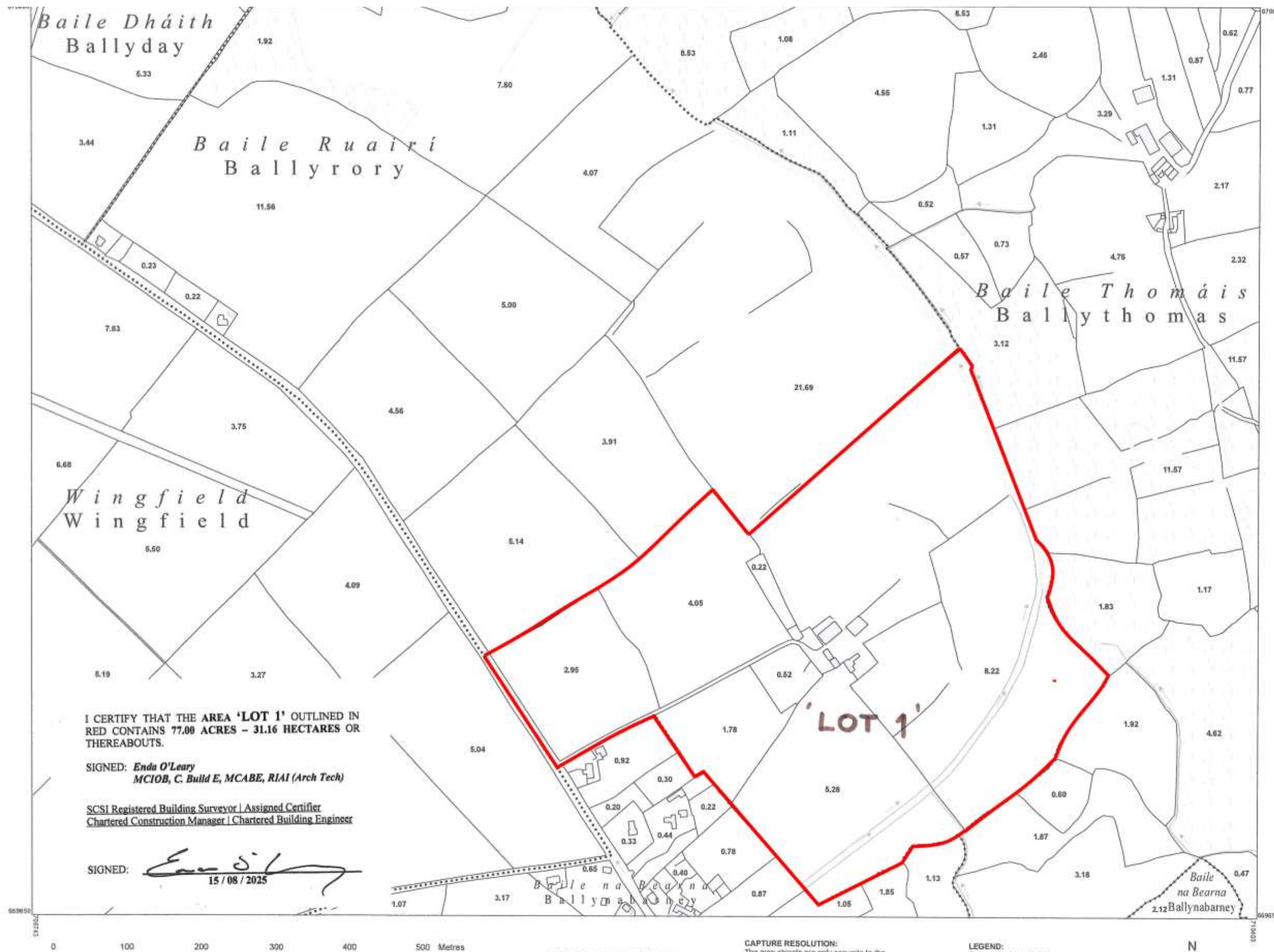
Lot 2: C. 74.6 Acres

Lot 3: C. 81.3 Acres

Lot 4: C. 233 Acres - The Entire



RARE FARMING OPPORTUNITY HITS THE MARKET



Eireann

CENTRE
COORDINATES:
ITM 709573,670265

PUBLISHED:
15/08/2025

ORDER NO.:
50484714_1

MAP SERIES:
1:5,000

MAP SHEETS:
4482

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I CERTIFY THAT THE AREA 'LOT 1' OUTLINED IN
RED CONTAINS 77.00 ACRES - 31.16 HECTARES OR
THEREABOUTS.

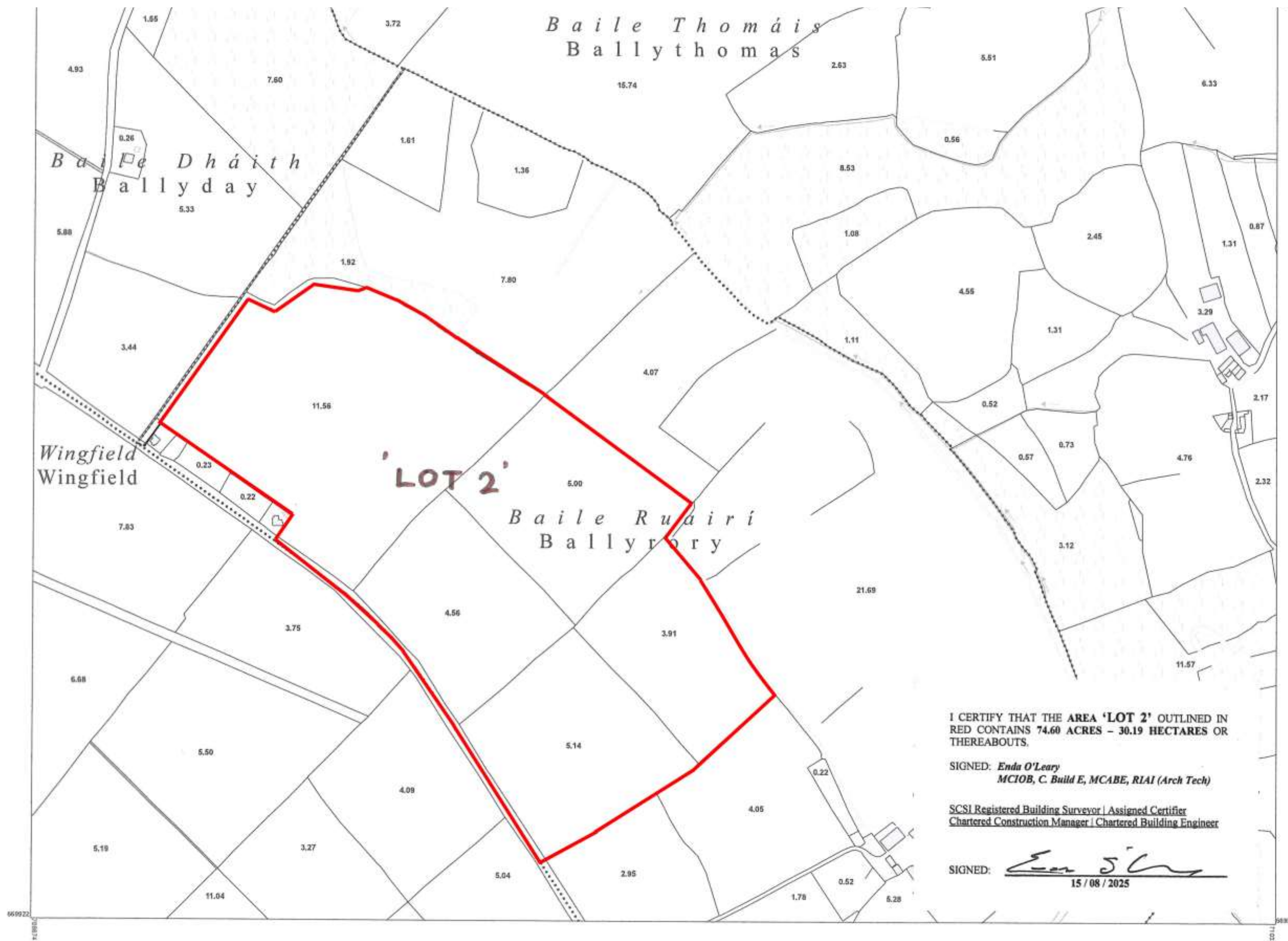
SIGNED: *Enda O'Leary*
MCIOB, C. Build E, MCABE, RIAI (Arch Tech)

SCSI Registered Building Surveyor | Assigned Certifier
Chartered Construction Manager | Chartered Building Engineer

SIGNED: *Enda O'Leary*
15 / 08 / 2025

LEGAL: KEVIN O'DOHERTY, O'DOHERTY WARREN SOLICITORS, CHARLOTTE ROW, GOREY, WEXFORD.

TEL. NO. 0539421587



CENTRE
COORDINATES:
ITM 709504,670537

PUBLISHED:
15/08/2025

ORDER NO.:
50484725_1

MAP SERIES:
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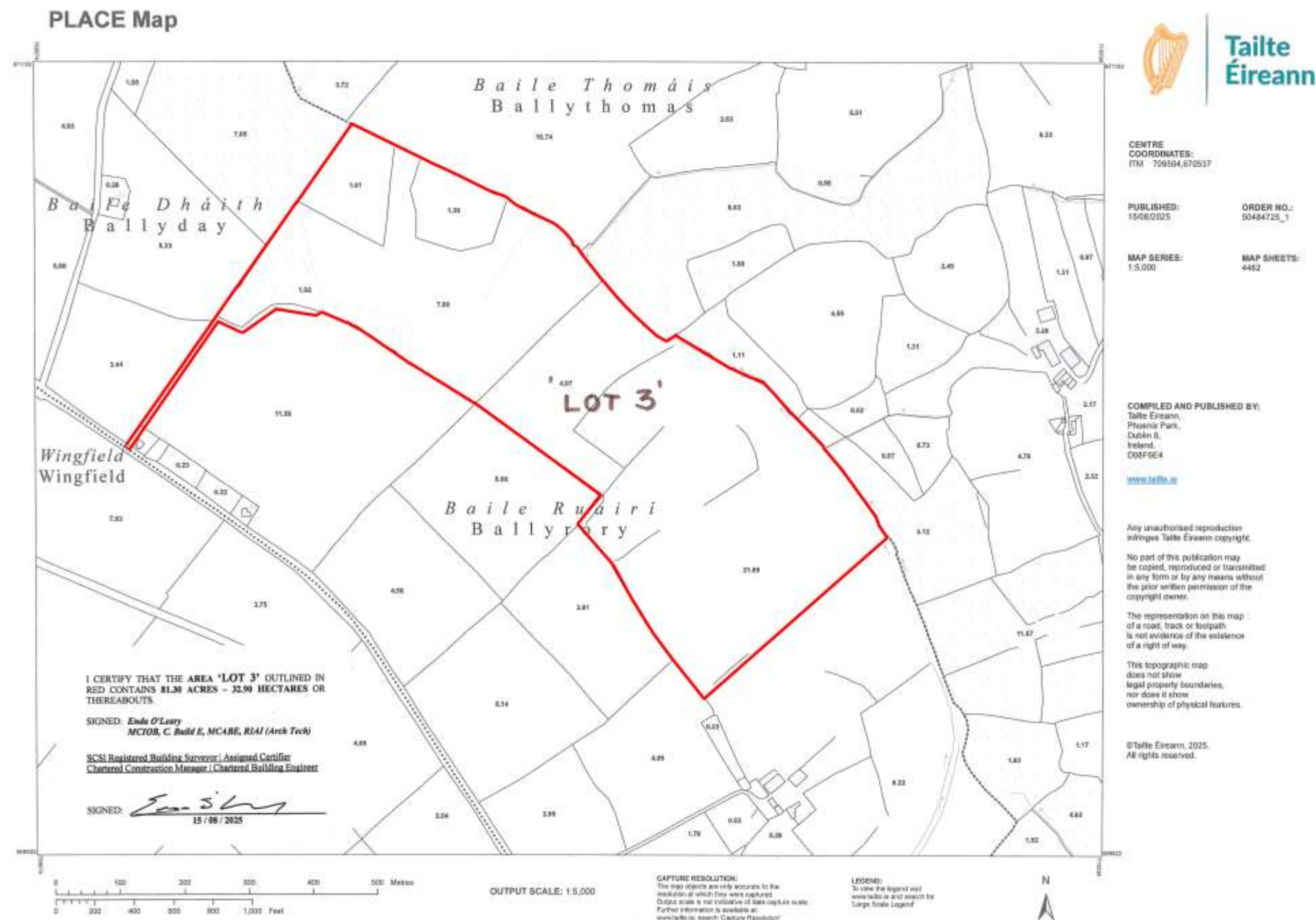
I CERTIFY THAT THE AREA 'LOT 2' OUTLINED IN
RED CONTAINS 74.60 ACRES - 30.19 HECTARES OR
THEREABOUTS.

SIGNED: *Enda O'Leary*
MCIOB, C. Build E, MCABE, RIAI (Arch Tech)

SCSI Registered Building Surveyor | Assigned Certifier
Chartered Construction Manager | Chartered Building Engineer

SIGNED: *Enda O'Leary*
15 / 08 / 2025

THE LARGEST HOLDING TO HIT THE MARKET IN RECENT TIMES - "DON'T MISS OUT"



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