

FOR SALE

GUIDE PRICE: €300,000

File No.E445.CWM



C. 22 Acres Weneytown, Duncormick, Co. Wexford

ONLINE AUCTION WEDNESDAY 3rd JUNE AT 11 AM
Register at kehoeproperty.com and click on OFFR button.

- A valuable c. 22-acre roadside holding in south County Wexford is offered for sale by online auction on Wednesday, 3rd June at 12 noon, in one lot.
- Conveniently located near Duncormick, Wellingtonbridge, and Wexford Town, the property benefits from dual access and frontage onto the R736.
- The lands are laid out in neat divisions, currently under tillage, and are of excellent quality suitable for a range of farming enterprises.
- The holding also offers potential for a one-off dwelling subject to planning permission and is being sold as seen, not subject to planning.
- Only 20 minutes from Wexford Town.
- For further information, please contact sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



Description

A valuable c. 22-acre roadside holding is offered for sale by online auction on Wednesday, 3rd June at 12 noon, presented in one lot. Ideally located in south County Wexford, the lands lie approximately 1.4 km from Duncormick, 8 km from Wellingtonbridge, and 21 km from Wexford Town. The property enjoys convenient dual access from the R736 and benefits from extensive frontage onto this public road.

The lands are well laid out in neat divisions and are currently under tillage, reflecting their excellent quality and productivity. Suitable for a wide range of agricultural enterprises, the holding offers fertile ground in a strong farming district. The elevated setting also provides stunning views over the surrounding Wexford countryside.

In addition to its agricultural appeal, the property may offer potential for a one-off residential dwelling, subject to obtaining the necessary planning permission. The lands are being sold as seen and are not being offered subject to planning.

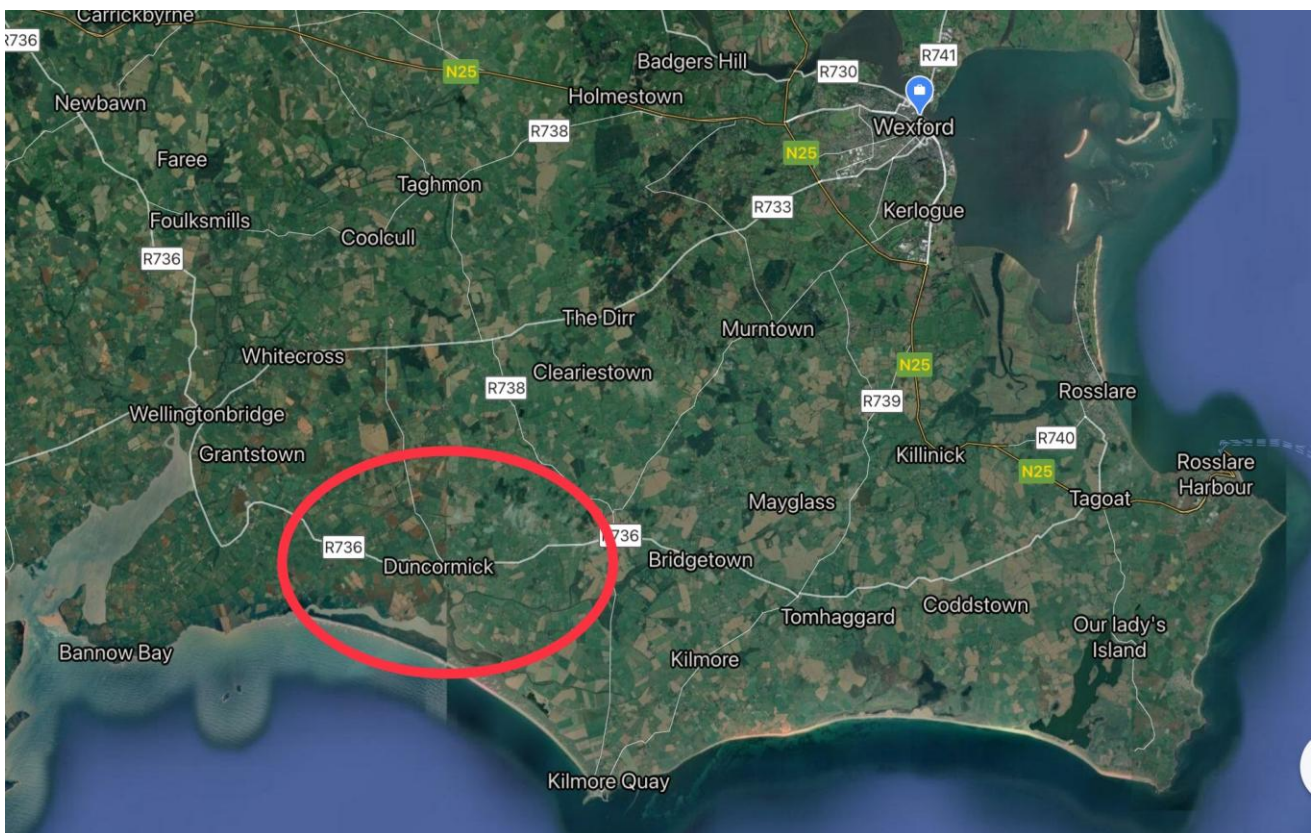
For further details contact Wexford Auctioneers; Kehoe & Associates on 053 9144393 or info@kehoeproperty.com





Wexford is the County Town with an urban population in the region of 21,524 people – (Source: CSO Census 2022). The results of Census 2022 show that County Wexford’s population has seen a rise of 9.7% to 163,919 since April 2016. At the time of the previous census County Wexford recorded a population of 149,425. This represents an increase of 14,494 people in 6 years. This is well above the national average, as the Central Statistics Office (CSO) has revealed that over the same period, Ireland’s population grew by 8% from 4,761,865 to 5,149,139.

Wexford has become an increasingly popular location to live, as people seek to escape the crowded capital, and this has combined with an increasing trend towards working from home. Wexford saw one of the highest levels of inward migration since 2016, with 9,487 people opting to move here. It was by far the highest in the south-east, with Waterford gaining 7,564, Carlow 2,807 and Kilkenny 1,756. In fact, Wexford saw the fifth highest number for estimated net migration in Ireland. (Source: CSO Census 2022)



Property Details

> Back

Folio Number	WX21386F
Title Level	Freehold
Plan Number	2
Property Number	1
Area of selected plans	8.94 hectares.
Number of Plans on this folio:	1
Address	Not Available

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*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141