

FOR SALE BY ONLINE AUCTION

Tuesday, 29th September 2026 at 12 Noon
c. 8.78 Hectares (21.70 Acres)

At Nicharee, Duncormick, Co. Wexford

A valuable parcel of Agricultural Land with some forestry

Disclosed Reserve: €165,000

E383.CM



To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of 8.78 Hectares (21.70 Acres) At Nicharee, Duncormick, Co. Wexford

- **A fine parcel of land laid out in one block with huge potential**
- **Approximately 9 acres in grass, 5 acres of tillage and 8 acres of forestry.**
- **Farmed by Considine family for 70 years and organically for past 15 producing organic beef and oats on contract for Flahavan's Good roadside access. –**
- **Running stream and mains water available. – Four fields plus forestry.**
- **Well-defined boundaries throughout.**
- **Potential for a one-off residential dwelling with good access, subject to the necessary planning permission being obtained from Wexford County Council.**
- **An ideal opportunity for lifestyle purchasers, farmers, adjoining landowners and forestry investors**
- **For further details, contact the sole selling agents, Kehoe & Assoc. on 053 9144393**

Location

Situated at Nicharee, Duncormick, Co. Wexford, the property enjoys a peaceful rural setting within one of South Wexford's most productive agricultural districts. The lands are easily accessible from the R736, providing excellent connectivity to surrounding towns and villages.

The property lies approximately 2.3km from Duncormick Village, 2km from Rathangan Village, 11 from Kilmore Quay and approximately 21km from Wexford Town. A wide range of local amenities including schools, sporting facilities, shops, cafés and restaurants are all within easy reach.

Kilmore Quay, renowned for its picturesque harbour and marina, offers an excellent selection of recreational amenities including coastal walks, fishing, restaurants and regular boat trips to the Saltee Islands, making this a highly desirable area in which to live and invest.

County Wexford continues to experience strong demand for agricultural and rural property, supported by population growth, excellent quality of life and an increasingly attractive commuter location. This property's accessibility and location further enhance its long-term investment appeal.



8.78 Hectares (21.70 Acres)

At Nicharee, Duncormick, Co. Wexford

Extending to approximately 8.78 hectares (21.70 acres), the property comprises a compact and well-balanced holding of quality agricultural land together with established forestry. The holding offers an excellent opportunity for farmers, forestry investors and purchasers seeking a versatile parcel of land in a prime South Wexford location. It also has a great potential as a site. We understand this area is to be zoned 'wider rural area' which would reduce the local need restriction.

Approximately 3.29 hectares (8.12 acres) are planted in established forestry comprising a mixture of larch, spruce and common alder, while a shelter belt extending to approximately 1 hectare (2.47 acres) includes birch, Norway maple, larch, mountain ash and rowan, providing both environmental value and natural shelter.

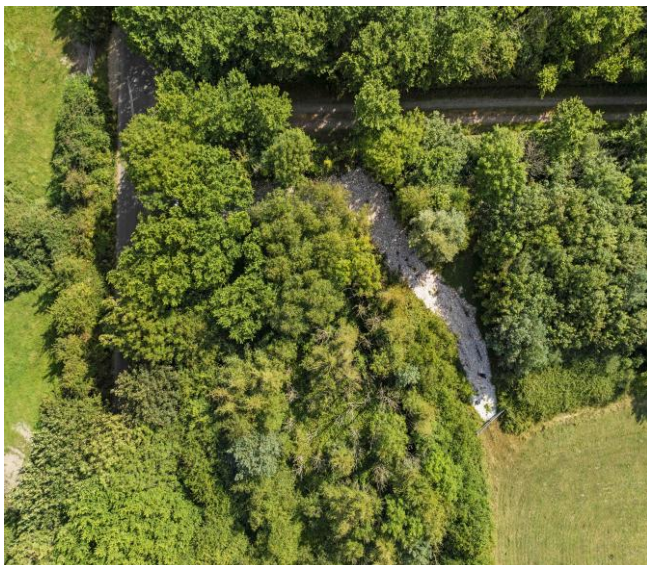
The remaining 3.49 hectares (8.62 acres) comprise productive agricultural land currently laid out in grass together with approximately 2 hectares (4.94 acres) was sown in winter oats. The lands have reportedly been farmed organically for approximately 15 years and are divided into well-defined fields with clearly identifiable boundaries.

The property further benefits from good roadside access, mains water availability and gently sloping topography, making it suitable for a variety of agricultural and forestry enterprises. Owing to its accessibility and attractive rural setting, the lands may also offer potential for a one-off residential dwelling, subject to the necessary planning permission being obtained from Wexford County Council and compliance with all applicable planning policies.

Forestry plots with immediate potential for sale of first thinnings and availing of the €1200 per hectare thinning / Woodland Improvement Grant.

Offered for sale by Online Auction on Tuesday, 29th September 2026, with a disclosed reserve price of €165,000, this represents an outstanding opportunity to acquire a quality holding in a highly regarded farming area.





LEGAL:

Kirwan & Kirwan Solicitors,
Cornmarket,
Wexford.

DIRECTIONS:

Proceed to Rathangan Village Pass Rathangan Church on your right hand. Take the next left turn. The land for auction is 1.5km on the left. Immediately after the avenue on your left. Please see map & 'For Auction' signage.

Land Registry Compliant Map

Béal
Gró
Bellgrove

10.55

0.21

0.28

An Ghléib
Glebe

1.04

'A'

2.29

An Eochair
Riabhaigh
Nicharee

4.20

Folio WX23660F

11.15

2.29

An Coimín
Commons

2.82

2.50

Parcel A

Parcel 'A' bounded with
a red line measures
c. 8.75 HA

Signed:

Brian O'Driscoll, FRIAI

Date: 27.02.2026

Registered Architect

RIAI

Brian O'Driscoll

Member No. 98028

0 20 40 60 80 Metres
0 30 60 90 120 150 Feet

OUTPUT SCALE: 1:2,500



CENTRE
COORDINATES:
ITM 652884.610409

PUBLISHED: 15/01/2026
MAP SERIES: 1:5,000
ORDER NO.: 50512109_1
MAP SHEETS: 5710

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Taithe
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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. PRA No. 002141

