

Ref: P4538

RATHFYLANE, COURTNACUDDY, ENNISCORTHY, CO. WEXFORD

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## VALUABLE C. 4.7 HA (C. 11.6 ACRES) OF FORESTRY LAND FOR IMMEDIATE SALE BY PRIVATE TREATY

### LOCATION:

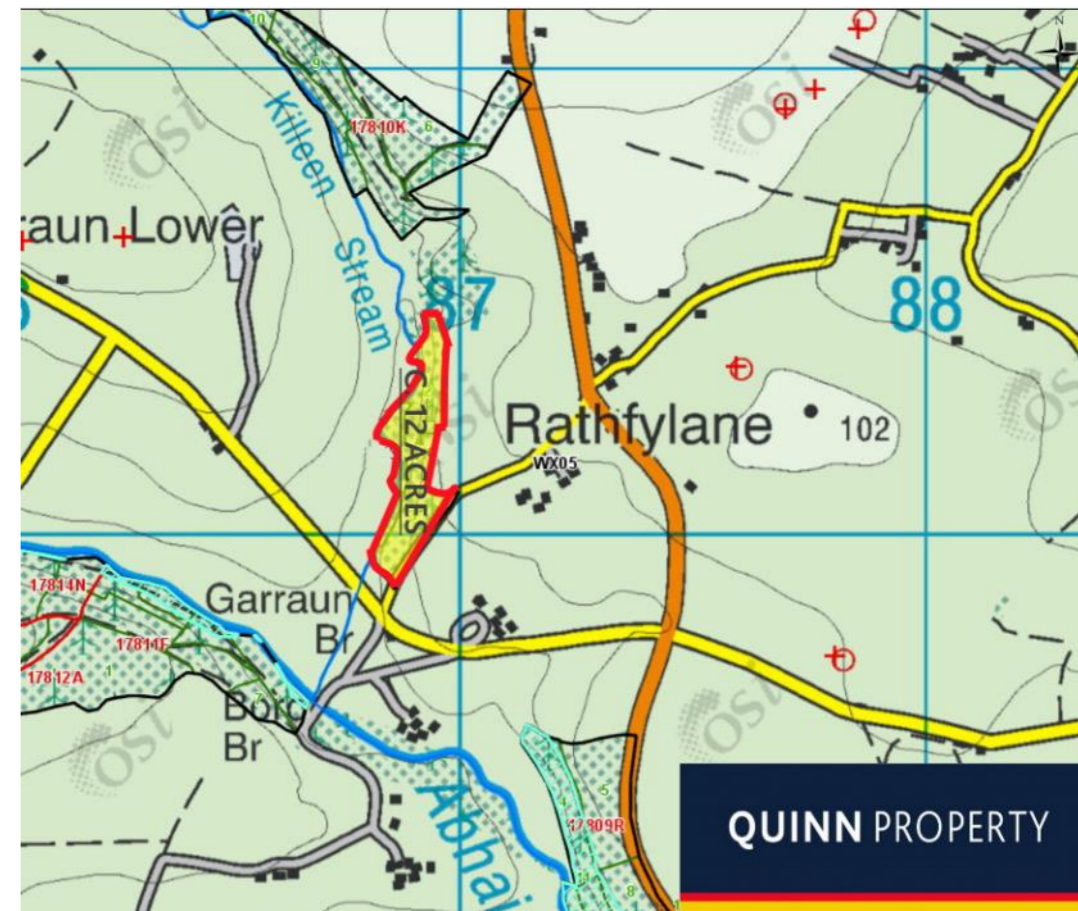
The lands are located in a rural part of Co. Wexford, 2km from Courtnacuddy village, 2km off the N30 (New Ross to Enniscorthy road) and 12km south of Enniscorthy. Enniscorthy is a thriving market town situated along the N11 and the River Slaney, with a large range of shops, services, amenities, primary and secondary schools servicing both a large urban and rural population. Enniscorthy 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 land, extending to c. 11.6 acres, is a rectangular site with frontage onto a local road. They run at a steep gradient from south to north and are currently in a mixture of scrub and natural growth, ideal for forestry.

### DIRECTIONS:

From Enniscorthy take the New Ross road (N30). Just before Beechdale Garden Centre take the road to the right towards Kiltaly. Proceed 3km taking the second road to the left towards Rathnure, after 1km take the first small road to the right and property is on the left with a **QUINN PROPERTY** Signboard.



## Price on application

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.