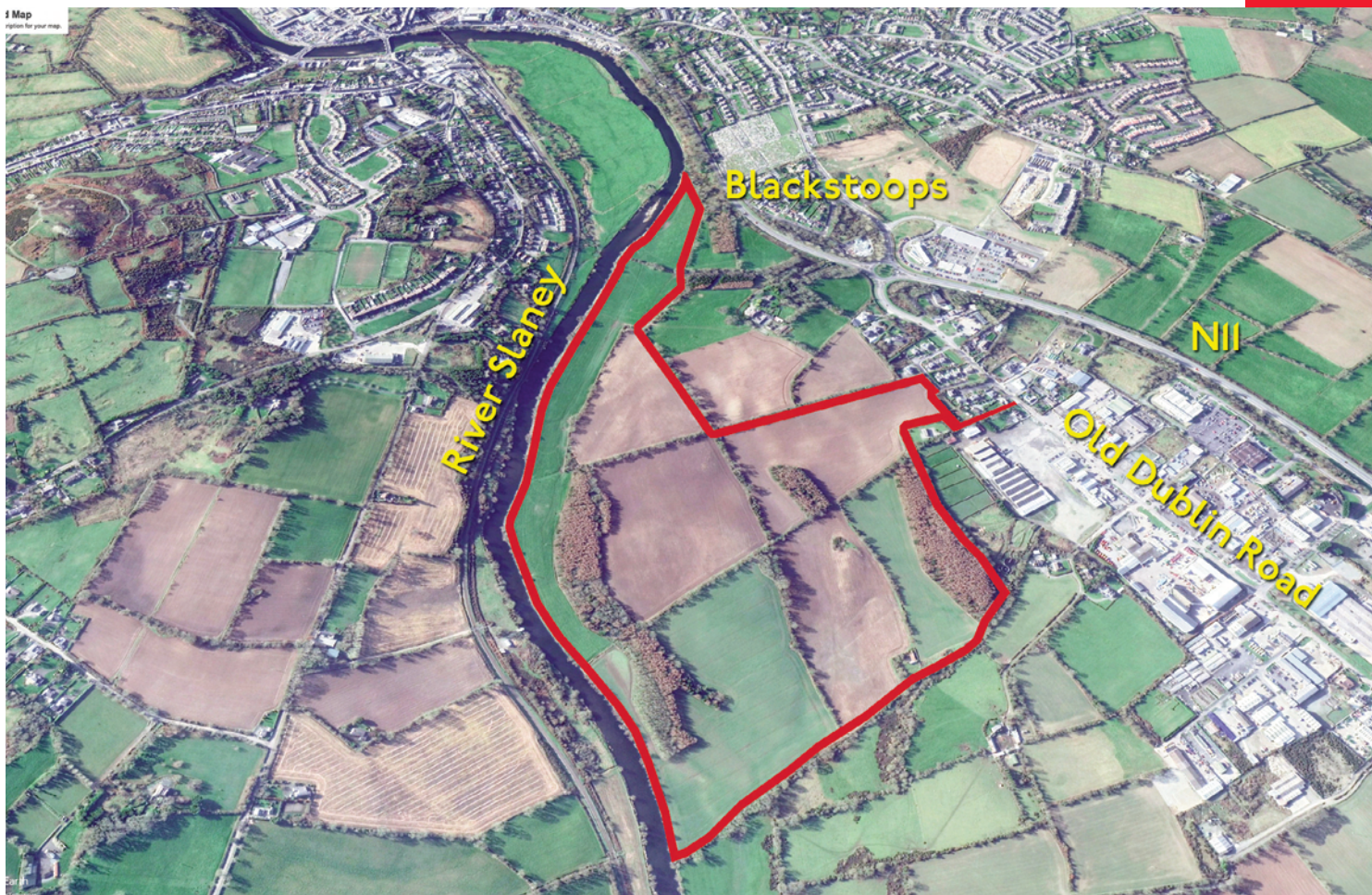


LATEST DATE FOR RECEIPT OF TENDERS 12 NOON, TUESDAY 16TH FEBRUARY 2021

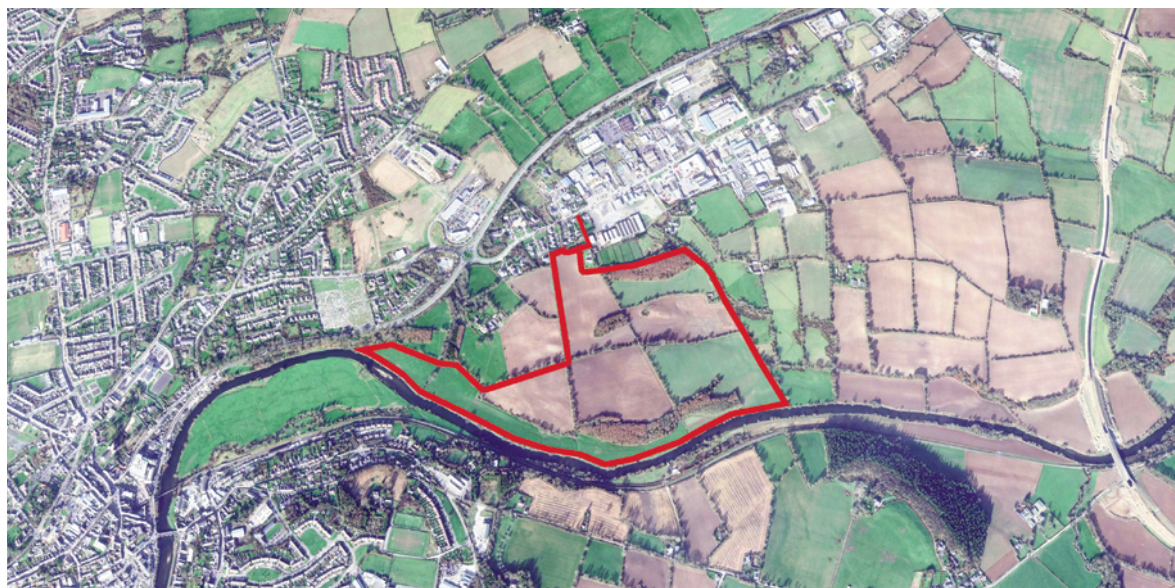
49.8 HA. (123 ACRES) AT OLD DUBLIN ROAD, BLACKSTOOPS, ENNISCORTHY, CO. WEXFORD Y2IV2C2



01-638 2700

- Very well-situated agricultural holding and potential development opportunity, currently in mixed arable and grassland use and adjoining existing residential and commercial development.
- Located 1.8km from the town centre with 30.4 Ha. (75 acres) zoned for development (Wexford County Council Development Plan due for review).
- Situated overlooking the River Slaney with 1.6km of superb river frontage.
- Main road vehicular access via own private laneway also with access Rights-of-Way over adjoining lands to both east and west.
- Freehold title with part subject to a life interest and entire currently let on a farming lease.





LOCATION

Enniscorthy is a busy market town and the second largest settlement in Co. Wexford with a population of 11,381 people (2016 Census) in the town and environs. The town is located on the banks of the River Slaney approximately 24 kilometres north west of Wexford Town and 122 kilometres South of Dublin. Enniscorthy is on the Dublin-Rosslare train line. Traffic within the town has benefitted greatly from the opening in 2019 of the Enniscorthy M11 Motorway by-pass.

Local tourist attractions include Vinegar Hill, the National 1798 Visitor Centre, Enniscorthy Castle Museum, Enniscorthy Farmers Market, Dunamore Woods, Ballykeele Gardens, Kiltrea Bridge Pottery and Tombrick Gardens. Commerce in the town comprises retail and services with Dunnes Stores, SuperValu, restaurants, pubs, cafes and many professional offices.

The area around the property in sale is suburban in character, with residential houses situated along the Old Dublin Road, as well as a mixture of commercial and industrial uses to include the Mart, a garden centre, agricultural supplies, equipment hire outlet, machinery sales, petrol service station with shop and other businesses. Situated close by, off the Blackstoops roundabout, is the Donohoe motor showrooms, farm machinery sales and the offices of Datapac. A large new Primary Care Centre is under construction on the N11 at Blackstoops.

DESCRIPTION

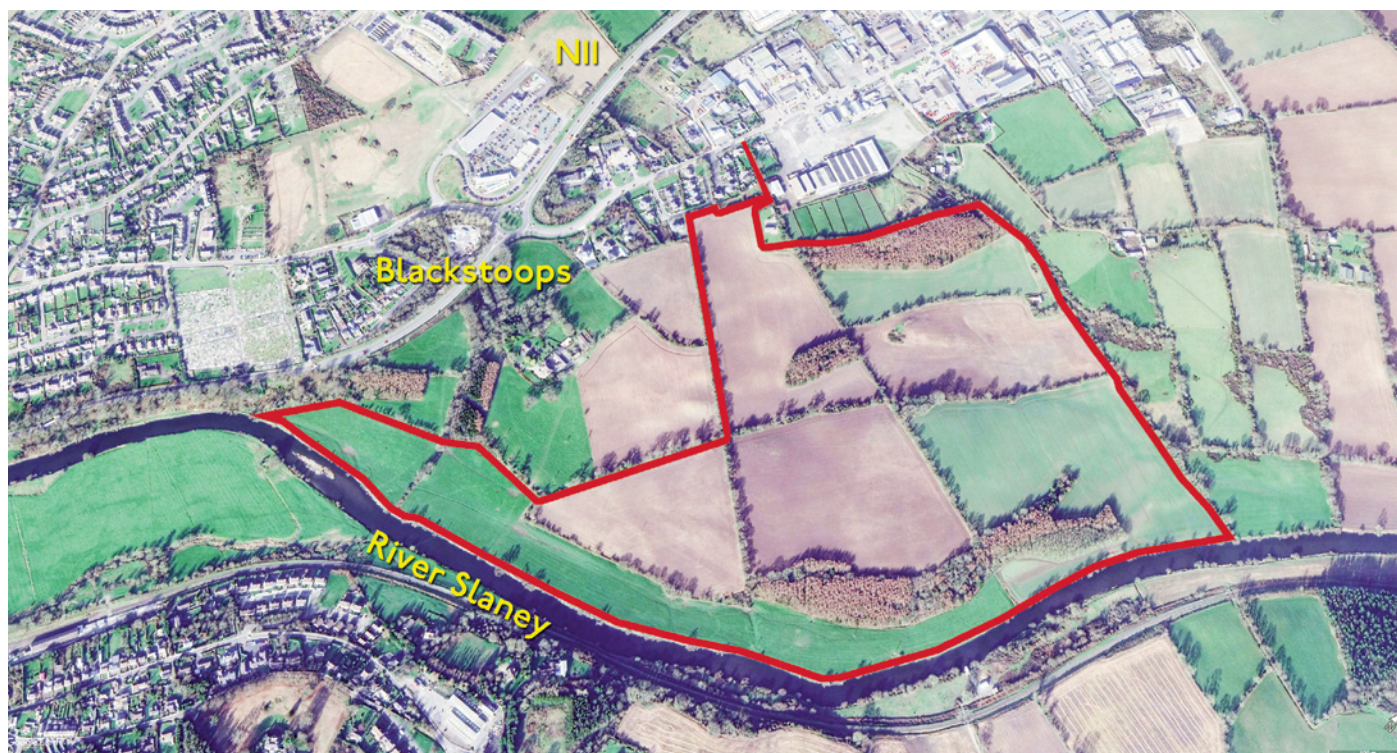
This is a well-located land holding comprising approx. 49.8 ha. (123 acres) of which 30.4 ha. (75 acres) are currently zoned for development. This is a most attractive situation only 1.8km from the town centre and overlooking the River Slaney to which there is 1.6km of river frontage. The lands in sale are accessed via a freehold laneway which also provides access to the owner of an adjoining bungalow (not in sale).

These are good quality arable lands and provide both tillage and mixed pasture. They are undulating in nature and slope down towards the River Slaney. There are smaller areas of forestry which are not income producing. The majority of the lands are fertile while the low-lying areas adjoining the River Slaney are used for summer pasture and are vulnerable to flooding.

The lands will be of interest to a wide range of parties to include farmers, developers, and investors for its medium to long term future development potential (subject to continued Wexford County Council development plan zoning and planning permission).

PLANNING

Approximately 73 acres of the subject lands are zoned for mixed use development under the Enniscorthy Town and Environs Development Plan 2008-2014 which was extended and has effect until a new County Development Plan is adopted. An additional area of approx. 1.9 acres is currently zoned residential under the outgoing development plan and has frontage to the Avondale Estate. We understand a new Wexford County Development Plan will be on public display in 2021 and intending purchasers should make their own enquiries with Wexford County Council Planning Department in this regard.



Entrance to farm from Old Dublin Road



Public right-of-way over summer pastureland beside River Slaney

TITLE

The lands in sale are held under mainly freehold title.

There is a life interest over part of the lands in sale while the entire is subject to a farming lease from Jan 2018 for 7 years.

Access to the lands is via a freehold laneway and two rights of way as follows: (1) a registered right of way to the east from the Old Dublin Road crossing two separate land ownerships including the Mart and (2) a right of way access to the west from Blackstoops Road that has been agreed with the adjoining land owners.

TENDER PROCESS AND DOCUMENTATION

The property is for sale by formal binding tender. The latest date for receipt of tenders is 12 noon on Tuesday 16th February 2021. The tender documentation is available from the selling agents and is contained in a data site. Principals and their advisers are invited to access the data site subject to the acceptance of the terms and conditions of the non-disclosure agreement (NDA). The vendors are not obliged to accept the highest or any tender received in the process.

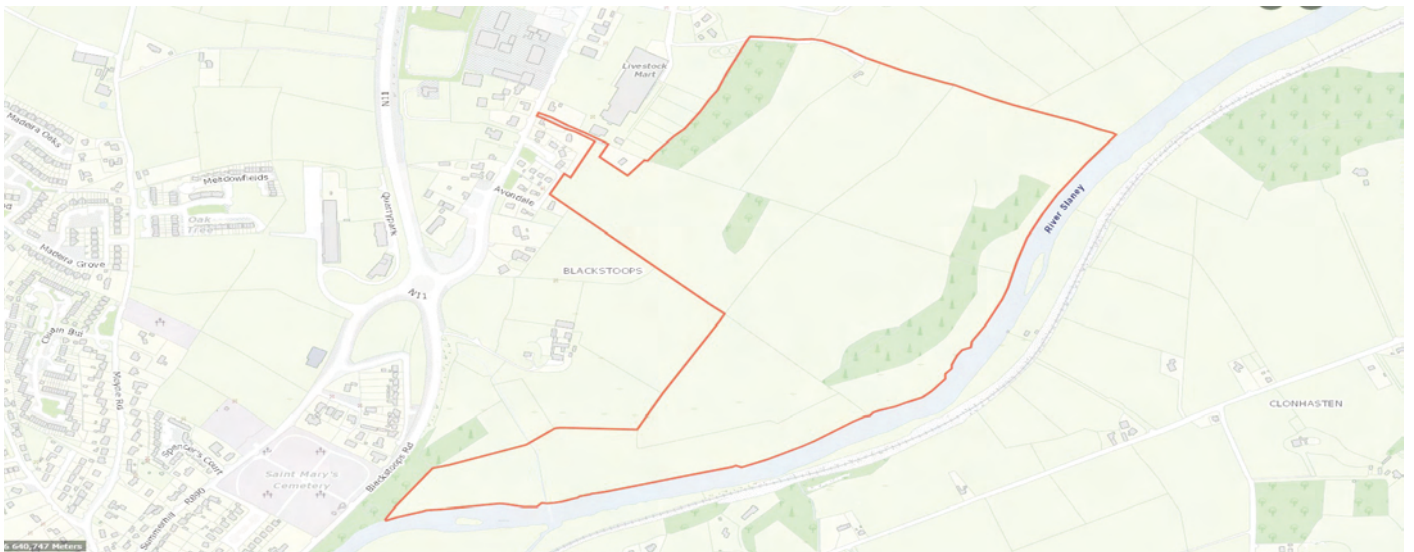
SOLICITORS

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FURTHER DETAILS

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