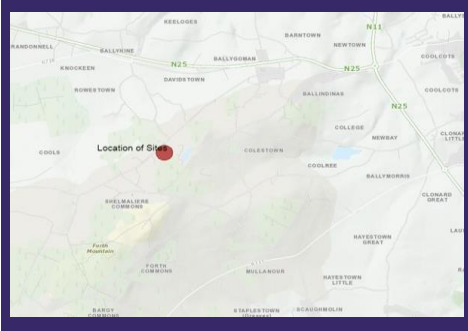
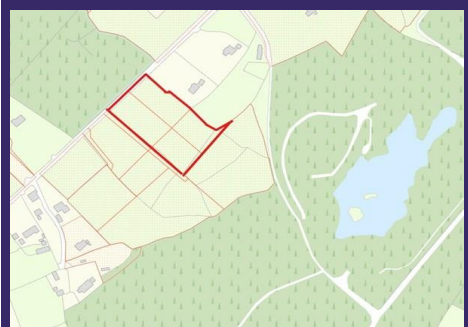
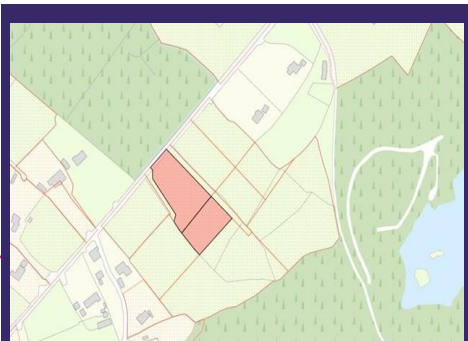
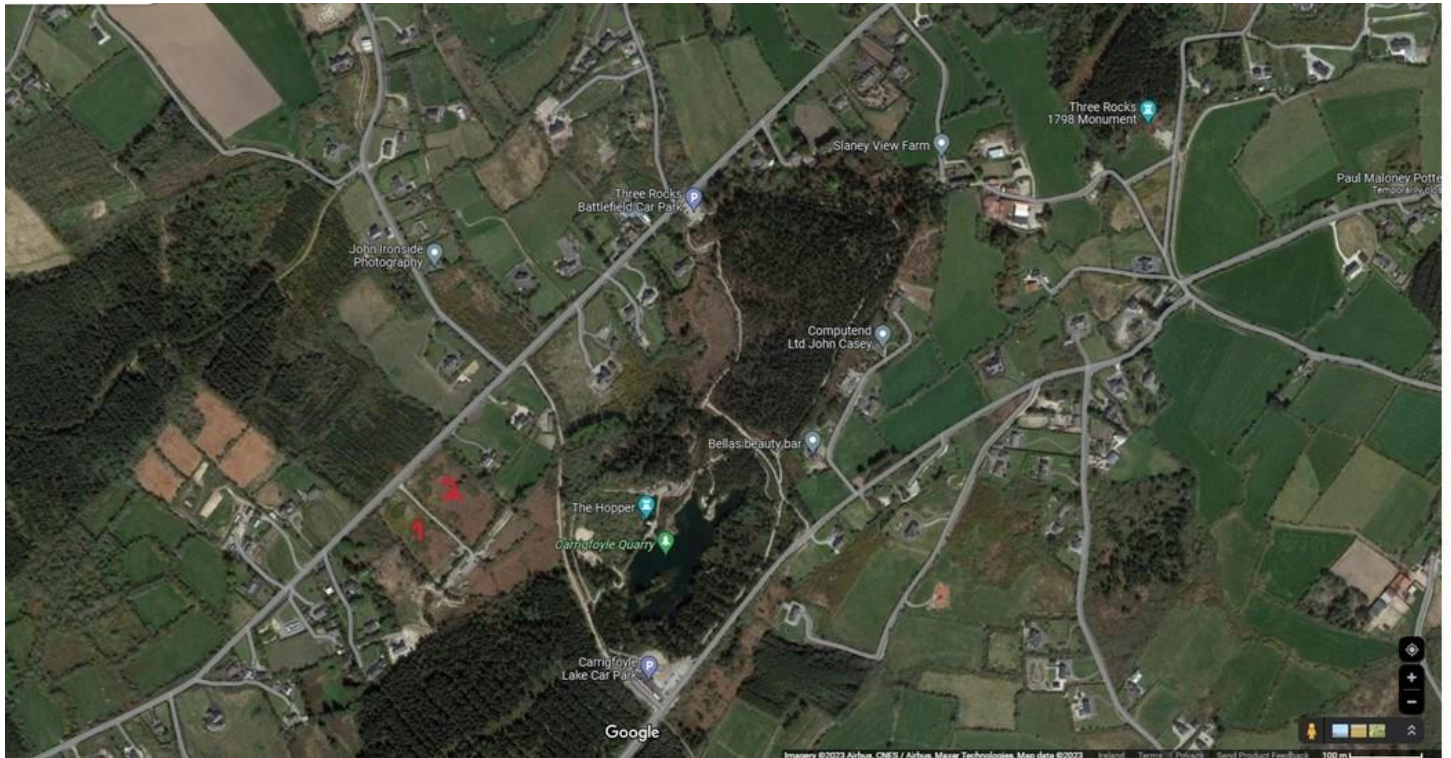


FOR SALE
Land Circa 1.68 Ha (C. 4.15137 Acres)
Shelmaliere Commons Barntown
Co Wexford

Bernadette Denby
 AUCTIONEER VALUER & ESTATE AGENT



Land Circa 1.68 Ha (C. 4.15137 Acres) Shelmaliere Commons Barntown Co. Wexford
Site 1 & Site 2 Price €80,000.00
Available For Sale in 1 or 2 Lots

Land For Sale As Seen (Not subject to planning permission) at Shelmaliere Commons Barntown Co. Wexford

Available for Sale as two separate parcels:-

Site 1 Circa 1.08 ha (c. 2.66874 acres)

Site 2 Circa 0.60 ha (c. 1.48263 acres)

Total Area for Sale Circa 1.68 ha(Circa 4.15137 acres)

Both parcels of land are in an elevated position which is currently overgrown and mainly covered in widespread gorse, bramble and native trees. The boundaries are clearly defined by native ditches. The two sites are divided by separate privately owned lane. There is a mains water scheme available along the roadside to the north of the land. The area is a mix of one-off housing and is designated a strong local and economic need area. The land is not for sale subject to planning permission.

Located 6kms from Wexford Town.

PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35CH52
 Tel: 0862 071 543 Email: info@bernadettedenby.com

SITE 1 - Folio WX63434F Plan DQR6M & Plan DQR6N



SITE 2 - Folio WX 59215f - Plan C7YHT & Plan C7YH1



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.