

Price €155,000.00

Derelict Cottage Set on Circa 3.91 ha

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



Ballinaslaney Oylegate Co. Wexford Y21 P718

**For sale by Bernadette Denby Auctioneer
via
iamsold Bidding Platform**

**Please note this property will be offered by
online auction (unless sold prior). For
auction date and time please visit iamsold.ie.**

**Vendors may decide to accept pre-auction
bids so please register your interest with us
to avoid disappointment.**

**A rare opportunity to acquire a charming
derelict cottage set on circa 3.91 hectares (c.
9.66 acres) of agricultural and woodland land
in the scenic townland of Ballinaslaney, just
five minutes from Oylegate village and the
M11 motorway.**

PSRA: 003908

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



This traditional two-storey cottage, though now in a derelict state, holds significant potential for restoration or redevelopment (subject to planning permission). The existing structure is not safe for internal viewings, and any access must be strictly external only.

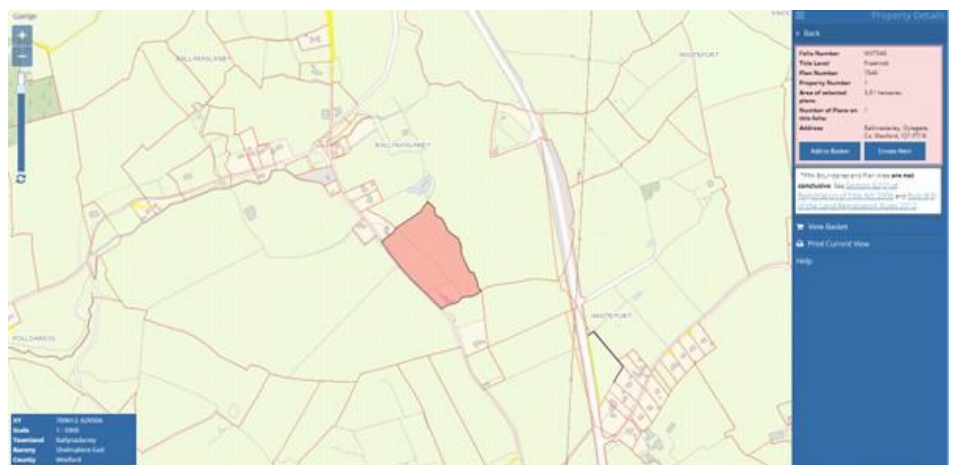
The land itself is a mix of open grazing paddocks and bounded by mature trees, offering privacy, natural beauty, and a peaceful rural setting. The property has good road frontage, enhancing its accessibility and long-term value.



Location:- Ballinaslaney is ideally situated just 2km from Oylegate village, offering local amenities such as primary school, local shops, and pubs. The M11 motorway is within easy reach, making it a convenient base for commuters or those seeking a tranquil rural escape with town amenities nearby.

Important:- The existing structure is in very poor condition and is unsafe for internal access. All viewings must remain external, and entry to the building is strictly prohibited.

Auctioneers Comments:- This property is offered for sale by online auction (unless sold prior) so please contact us early to avoid disappointment. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.



Folio WX7549 Plan 7549

Aerial View



Property located 2km from Oylegate & Access to M11



Front View of House

Video Link: <https://youtu.be/xJDXiwTW2UM>



Features

- Circa 3.91 hectares /Circa 9.66 acres of land
- Derelict traditional-style cottage with outbuildings
- Excellent development or restoration project (subject to planning)
- Just a short drive to Oylegate village and the M11 for access to Enniscorthy, Wexford Town & Dublin
- Beautiful countryside views and natural surroundings

Directions

Google maps link:- <https://maps.app.goo.gl/5zs4kEqgkbbxQTk6v5>

BER No:

116864323

Services

Original septic tank, assumed mains water and esb currently disconnected.

Viewings

Strictly by appointment, 24 hours' notice required for this property.

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.