

FOR SALE BY ONLINE AUCTION

THURSDAY 27th NOVEMBER AT 12 Noon

c. 3.31 Hectares / 8.17 Acres at Coolamain, Oylegate, Co. Wexford

AMV: €100,000

File No. E118.CWM



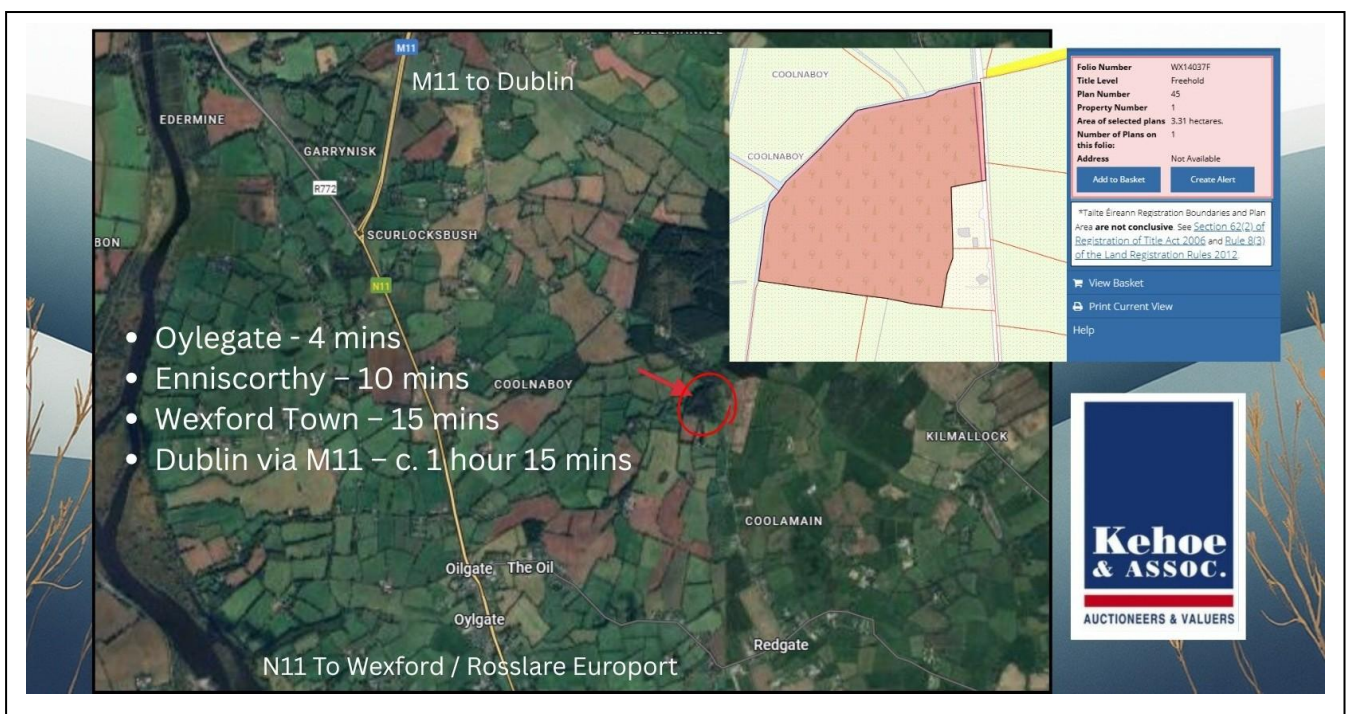
- **Total Area:** c. 8.17 acres / 3.31 hectares. Folio: WX14037F.
- **Location:** Coolamain, Oylegate, Co. Wexford – easily accessible to the M11 and nearby towns such as Enniscorthy and Wexford.
- **Forestry potential:** within its fell period, offering immediate scope for tax free income from timber harvesting and the opportunity for replanting with various species.
- **Natural setting:** peaceful rural area surrounded by mature forestry and rolling countryside.
- **Potential residential opportunity** (subject to planning permission and forestry regulations) – providing an opportunity for a private residence and countryside retreat nestled within nature.
- **For further information** contact Kehoe & Associates on 053 9144393 or info@kehoeproperty.com

Location

Coolamain lies just outside the charming village of **Oylegate**, a vibrant community with primary school, church, shop, and GAA club. The property enjoys easy access to:

- **Enniscorthy** – 10 mins
- **Wexford Town** – 15 mins
- **Dublin via M11** – c. 1 hour 15 mins

This convenient location combines **rural serenity** with **excellent connectivity** to key urban centres.

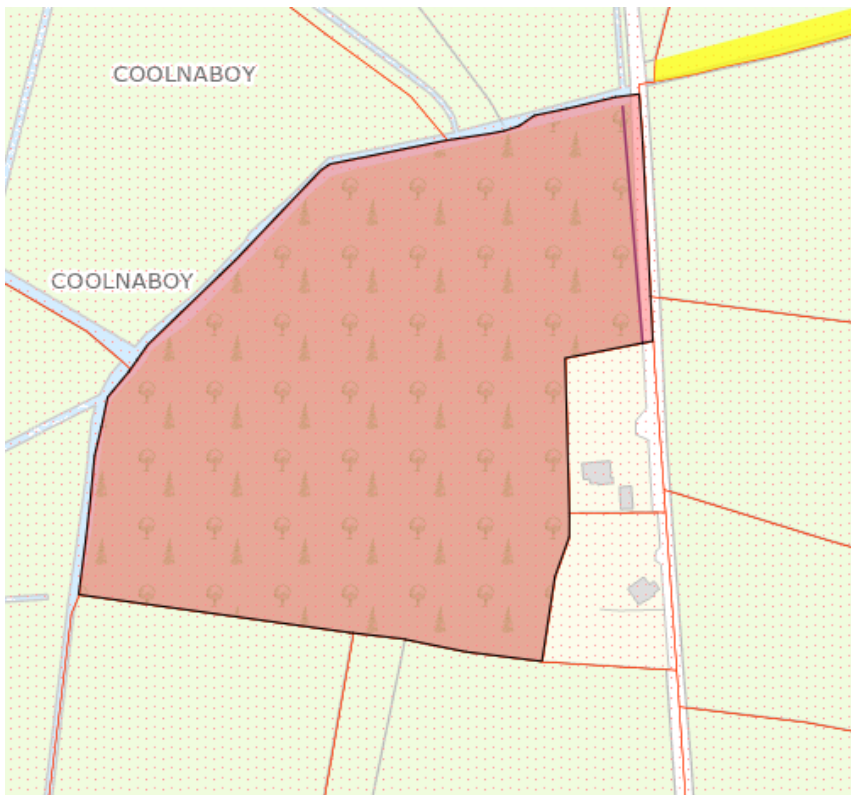


Description

Kehoe & Assoc. are delighted to bring to the market this attractive parcel of land extending to c. 8.17 acres / 3.31 hectares, ideally located at Coolamain, Oylegate, Co. Wexford. The lands are contained within Folio WX14037F and are being sold as seen, offering excellent potential for a range of uses.

The property benefits from a forestry plantation within its granted felling period, giving the purchaser the option to apply for a felling licence and realise potential timber value in the short term.

For further details contact Wexford Auctioneers; Kehoe & Associates on 053 9144393 or info@kehoeproperty.com



Folio Number	WX14037F
Title Level	Freehold
Plan Number	45
Property Number	1
Area of selected plans	3.31 hectares.
Number of Plans on this folio:	1
Address	Not Available

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*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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Forestry & Investment Opportunity

This land includes forestry that falls within its permitted **felling period**, offering immediate value and flexibility to a new owner. The purchaser can apply for a **fell licence** under the current forestry regulations, presenting both **short-term tax free income** potential and **long-term replanting and development options**.

Recent independent research underscores the strong fundamentals supporting forestry investment in Ireland. According to “**Wood Supply and Demand on the Island of Ireland to 2030**” (COFORD, 2023) —

“Ireland’s forecasted demand for wood fibre is set to exceed domestic supply by 2030, underpinning continued strength in the timber and forestry sector.

This sustained supply-demand imbalance highlights the **long-term value of forestry holdings** such as this one at Coolamain.

“Department of Agriculture, Food and the Marine’s ‘Reconstitution Scheme for Ash Dieback’; The scheme supports forest owners to clear dead ash trees and replant with another species, and to make themselves eligible for the additional **Climate Action Performance Payment** (CAPP) of €5,000 per hectare.

Link [Minister of State Healy-Rae encourages ash forest owners to apply for grant aid to clear and replant their ash sites](#)

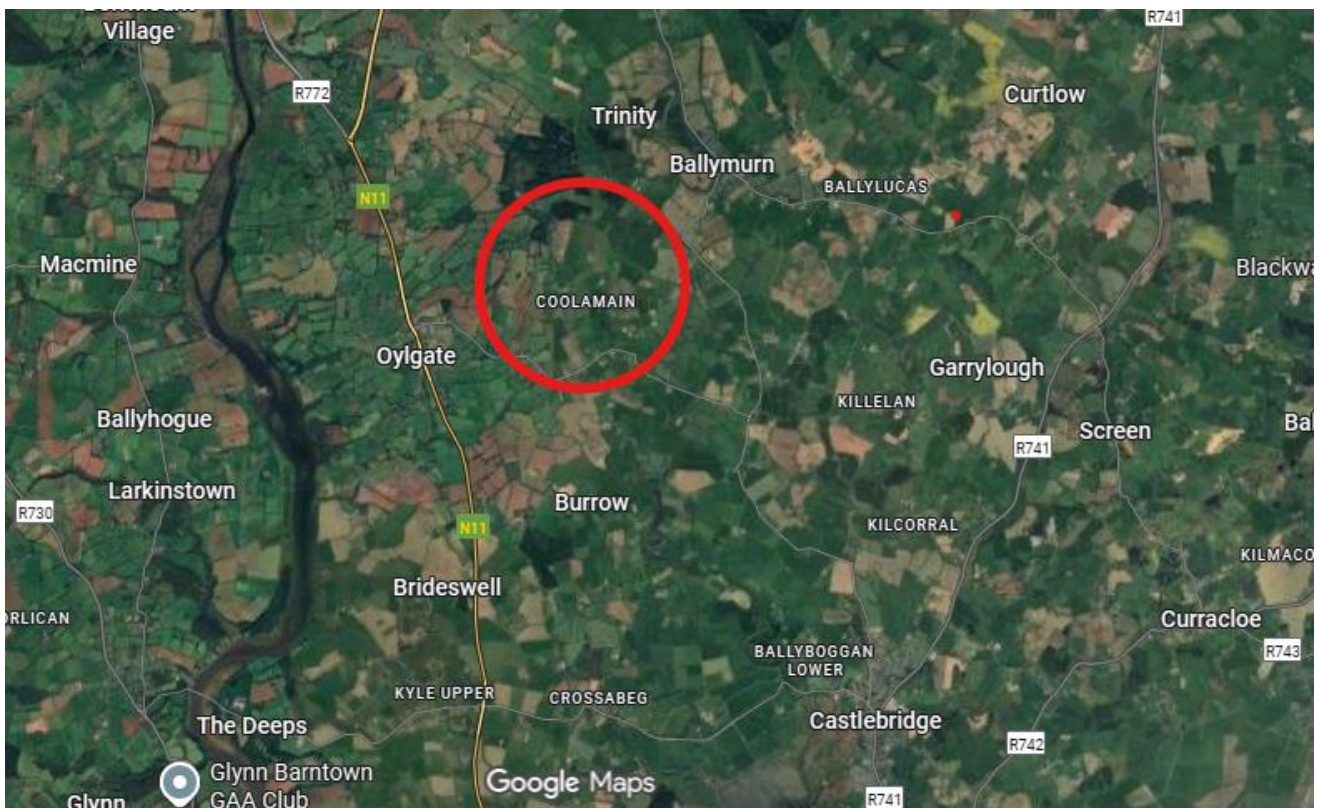
Potential for a Residential Site

Beyond its forestry appeal, the property offers an **excellent setting for a potential residential site** (subject to the necessary planning permission and forestry regulations). Its elevated, tranquil position surrounded by woodland provides an ideal backdrop for a **private dwelling** with **seclusion, natural beauty, and biodiversity** at its doorstep.

Auction Details

- **For Sale by Online Auction**
- **Date:** Thursday, 27th November
- **Time:** 12 Noon
- **AMV:** €100,000
- **Folio:** WX14037F
- **Sold as Seen**

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 for c. 3.31 Hectares / 8.17 Acres at Coolamain, Oylegate, Co. Wexford



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