

Ref: P7152

TOBERPATRICK, TINAHELY, CO. WICKLOW



**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)

**Valuable C. 68 Acre Holding**  
**For Sale by Online Auction On Wednesday, 1st May At 12 Noon (In 1 or More Lots)**

**LOCATION & DESCRIPTION:**

This excellent holding is located along a local road, close to Kilpipe Church, 5km from Tinahely, 8km from Aughrim and 20km north of Gorey town.

Tinahely is a small picturesque town located in south west Wicklow and has a good selection of amenities including schools, churches, shops, restaurants, pubs, it also offers an array of outdoor activities with equestrian and agricultural interests predominant in the area. The village is host to the annual and renowned Tinahely Agricultural Show. It is located 10km south of Aughrim, 20km from Arklow town and the M11, 20km from Gorey and 80km south of Dublin.

The farm is south facing, divided by the public road and is currently in mixture of grassland and tillage.

Lot 1 comprises of c. 44.6 acres on the western side of the road and has a farmyard with an extensive range of sheds and outbuildings. These include a 3 span machinery shed, a 3 span slatted shed with feeding passage, a 4 span slatted shed with cubicles, a 3 span round roof shed with a 3 span and a 4 span lean-to, 2 concrete open silage pits, yards and cattle crush. The lands are situated to the rear of the farmyard and are laid out in eight divisions, in a mixture of grassland and tillage. The land is generally of good quality with free draining soils and no waste.



Lot 2 is located on the eastern side of the road and extends to c. 23.6 acres, with good road frontage. It is in two divisions, both of which are currently in grass and have a natural water supply, the land is generally of good quality with some heavier land towards the eastern boundary.

The land will be offered in the following Lots:

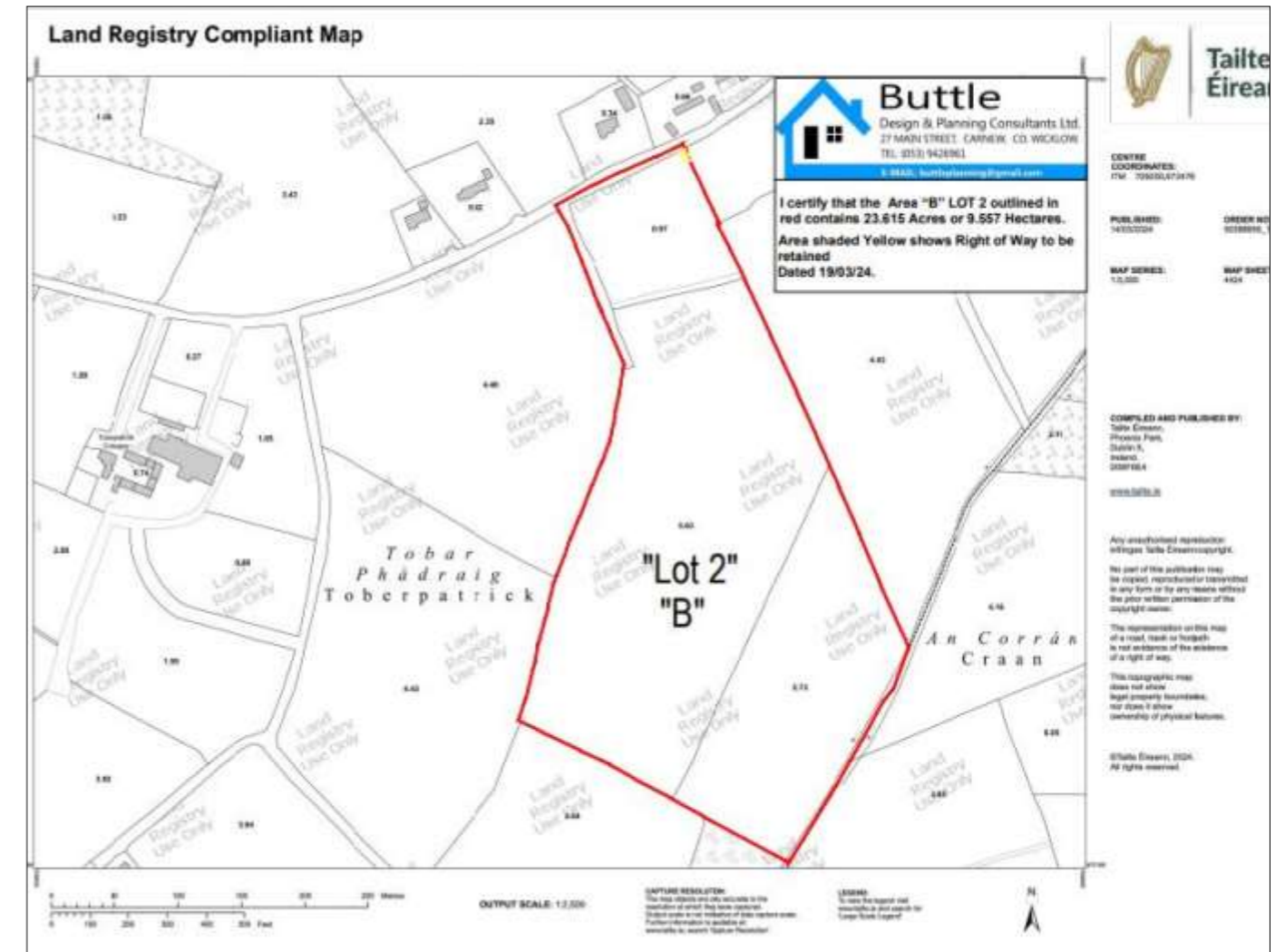
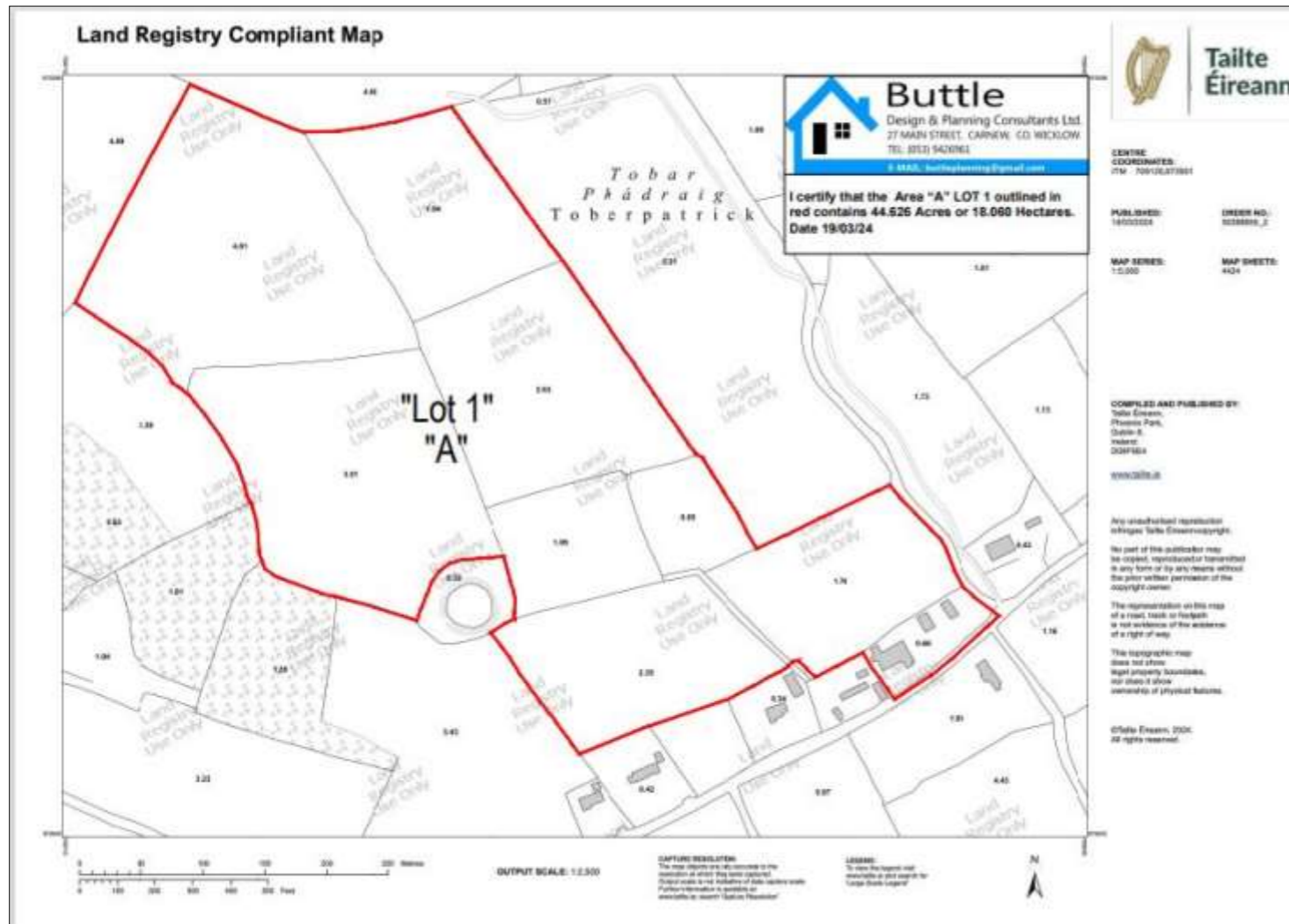
**Lot 1:** C. 44.6 acres

**Lot 2:** C. 23.6 acres

**Lot 3:** The Entire



**Legal:** Cathal Louth, C. J. Louth & Son Solicitors, 5 Ferrybank, Arklow, Co. Wicklow.  
Tel. No. 0402 32809



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.