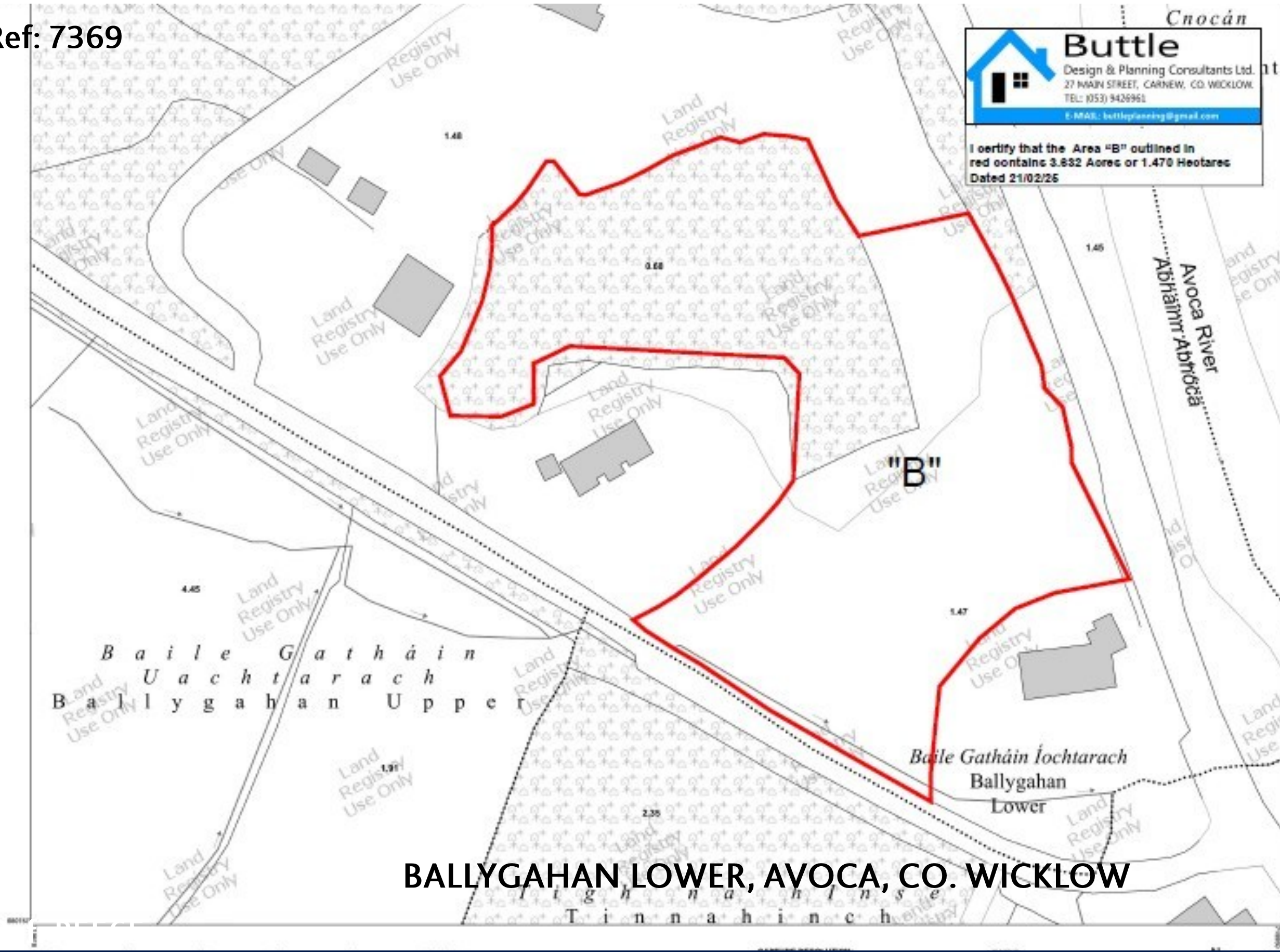


Ref: 7369



Buttle
Design & Planning Consultants Ltd.
27 MAIN STREET, CARNW, CO. WICKLOW.
TEL: (053) 9426961
E-MAIL: buttleplanning@gmail.com

I certify that the Area "B" outlined in red contains 3.832 Acres or 1.470 Hectares
Dated 21/02/25



CENTRE
COORDINATES:
ITM 719734,685680

PUBLISHED:
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C. 3.6 Acre Roadside Holding For Sale By Private Treaty

LOCATION & DESCRIPTION:

This site enjoys an excellent location, just off the Avoca to Rathdrum road. It is 1km from Avoca, a charming village, known as one of Ireland's most picturesque villages, with primary school, shop, pub, restaurant. Avoca is home to the famous Avoca Hand Weavers' original store and also the film location of RTE's Ballykissangel.

The locality is home to various attractions, 3km from The Meeting Of The Waters and The Vale of Avoca, which offer delightful walks through unspoilt forest trails, 4km from Woodenbridge, with hotel and Golf Club, 8km from 'Beyond the Trees' in Avondale, a most spectacular treetop walk and viewing tower, the first of its kind in Ireland, along with Avondale House and Gardens, 10km from Arklow and Aughrim, 15km to the coast and 13 minutes' drive to the M11 via the R772.

The land has frontage onto a cul-de-sac roadway and, while currently overgrown, may have potential for a residential property, subject to the relevant planning permission being obtained.

For Directions, take a left after the drive-thru Cornershop at Tinnahinch on the R752, the site is on the right hand side with a **QUINN PROPERTY** signboard.

A.M.V. €45,000



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