



TICLASH, RATHDRUM, CO. WICKLOW

Ref: 8074

**QUINN PROPERTY**

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## Excellent C. 38.7 Acre Roadside Holding For Sale By Online Auction On Wednesday 11th June 2025 At 12 Noon (In One Or Two Lots)

### LOCATION & DESCRIPTION:

QUINN Property are delighted to introduce this excellent roadside holding to the market. Ideally positioned between Avondale and Rathdrum, this property enjoys proximity to stunning natural scenery and a host of local amenities. This property is located 2km from Avondale, 3.5km from Rathdrum, 6km from Avoca and 16km from Arklow.

Rathdrum has an extensive array of amenities such as primary & secondary schools, churches, playground, shops, pubs, restaurants and GAA facilities. Beyond The Trees at Avondale is within walking distance, and Clara Lara Fun Park and Glendalough are both within a 10-minute drive. Award Winning restaurants Glenmalure Lodge and The Wicklow Heather are also within a ten-minute drive along with BrookLodge & Macreddin Village. Powerscourt & Druids Glen Hotels, Brittas Bay & National Botanic Gardens at Kilmacurragh House are all within a thirty-minute drive. The train station offers daily journeys to Dublin and Wexford making this property an ideal location for commuters.

The lands have good road frontage, are generally of good quality and is all currently in grass. There is the benefit of a derelict stone built cottage on the land as well as an agricultural shed. Given its road frontage and the derelict cottage on site, this may have potential for a dwelling house subject to relevant permission being sought.

### The Property Will Be Offered In The Following Lots:

- Lot 1: C. 26.2 Acres
- Lot 2: 12.5 Acres
- Lot 3: The Entire

Legal: Aoife Crowley, Solicitor, Ivor Fitzpatrick & Company Solicitors, 44-45 St. Stephens Green, Dublin 2  
Tel: 01 6787000

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