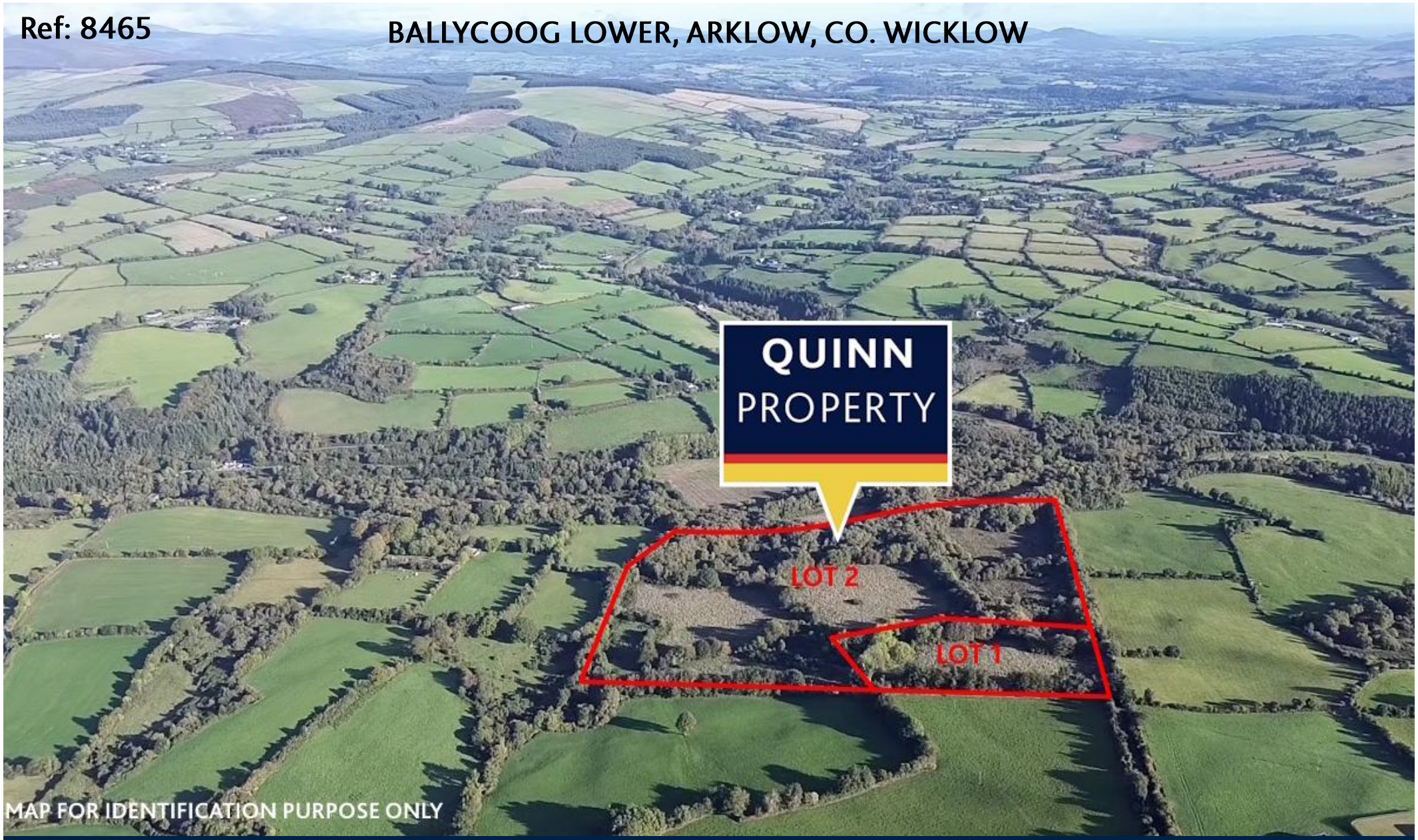
Ref: 8465

BALLYCOOG LOWER, ARKLOW, CO. WICKLOW



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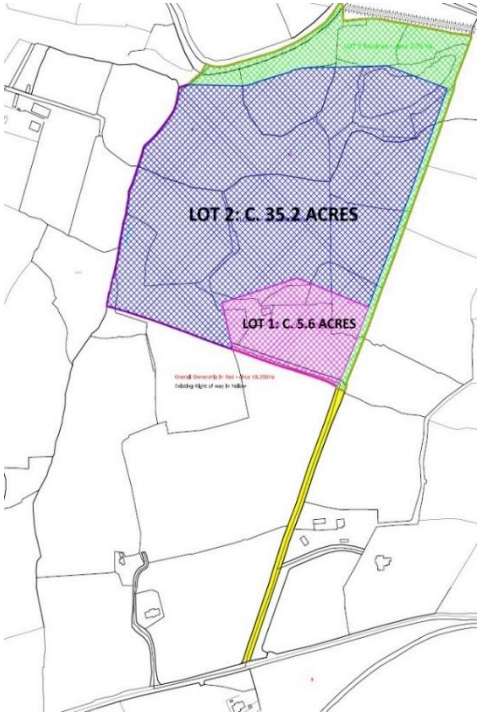
C. 40 Acre Holding With Derelict Residence And Outbuildings
For Sale By Online Auction On Wednesday, 18th November At 12 Noon (In One Or Two Lots)

LOCATION AND DESCRIPTION:
Conveniently situated 1km from Ballycoog, 6km from Aughrim and 10km west of Arklow. Located in a picturesque valley, close to the Vale Of Avoca and the Aughrim River. Aughrim has a good selection of amenities including schools, churches, shops, restaurants, pubs and sporting facilities along with an array of outdoor activities with equestrian and agricultural interests predominant in the area. Arklow is a coastal town in south Co. Wicklow offering a wider range of amenities and conveniently located off the M11 Dublin to Rosslare route.

Accessed via a private laneway, the lands are currently in grass and are generally of good quality. The lands would benefit from improvements and reseeding as the ground has not been farmed intensively in recent times. There are a range of derelict stone buildings on the property, formerly a farmhouse, outbuildings and a 2-span shed. These offer the prospective purchaser an opportunity to rebuild the residence – subject to the relevant planning permissions.
This property will be offered in the following lots:
Lot 1: C. 5.6 Acres
Lot 2: C. 35.2 Acres
Lot 3: The Entire C. 40.8 Acres

DIRECTIONS: From Woodenbridge, take the L2197 towards Ballycoog for 3km. At the junction turn right and continue on this road for 2km. The laneway to the lands will be on your right clearly identified by a **QUINN** Property signboard.



A.M.V. POA

LEGAL: Terry Gorry, Terry Gorry & Co. Solicitors, Main Street, Enfield, County Kildare. Tel: 046 954 9614

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