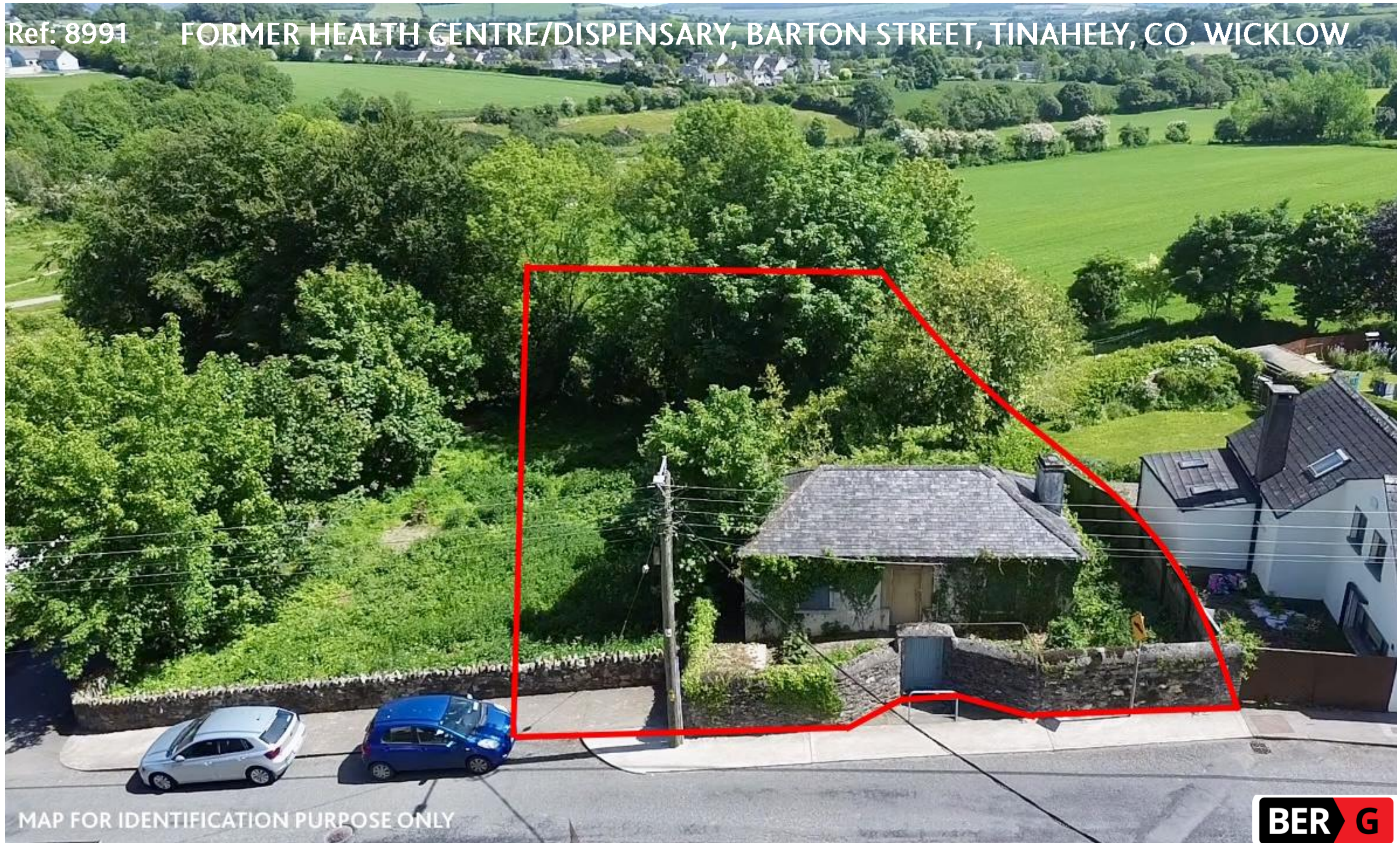


Ref: 8991

FORMER HEALTH CENTRE/DISPENSARY, BARTON STREET, TINAHELY, CO. WICKLOW



MAP FOR IDENTIFICATION PURPOSE ONLY

**BER** **G**

**QUINN PROPERTY**

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# FORMER HEALTH CENTRE/DISPENSARY IN PROMINENT LOCATION FOR SALE BY ONLINE AUCTION ON WEDNESDAY 16TH SEPTEMBER AT 12 NOON

## LOCATION & DESCRIPTION:

Located in the picturesque town of Tinahely in south County Wicklow, this former Health Centre occupies a prominent site and offers significant potential for refurbishment or redevelopment.

Tinahely serves as an important local centre for the surrounding agricultural hinterland, providing a wide range of community, educational, retail and healthcare services. The town has experienced steady residential growth in recent years, reflecting its strong sense of community, attractive village setting and convenient access to nearby centres including Aughrim, Carnew and Arklow. Rich in heritage and culture, Tinahely is centred around its historic Market House and Courthouse, with the thriving Courthouse Arts Centre opposite hosting a year-round programme of music, theatre, film and exhibitions. The town also offers an excellent range of recreational amenities, including horse riding, golf, angling and walking along the renowned Wicklow Way. Nationally recognised for the annual Tinahely Show, held each August Bank Holiday Monday, the town attracts thousands of visitors to one of Ireland's largest and most established agricultural shows.

The property is in need of improvement works and provides an excellent opportunity for purchasers to unlock its future potential and create a space tailored to their requirements, subject to any relevant permissions. The subject property comprises a derelict former dispensary on a site extending to C. 0.15 of an acre. The building is a single storey structure of blockwork construction beneath a pitched, hipped, slate covered roof. The external facade is rendered and painted. Internally the property is arranged as three rooms.

Externally the site is irregular in shape and slopes from the street northwest to south. The site is under grass and vegetation. The boundaries are well defined and comprise a mix of cut stone walls, welded mesh fencing and mature hedgerows.

The property is located in an area zoned TC Town Centre with the object to provide for residential development and protect and improve residential amenity.





#### **SERVICES AND FEATURES:**

Mains Water  
Mains Sewerage  
Property Extends To: C. 37 m<sup>2</sup>  
Built: 1970

#### **BER DETAILS:**

BER: G  
BER No. 801161969  
Energy Performance Indicator: 887.23 kWh/m<sup>2</sup>/yr

**Directions:** From Tinahely, continue onto Barton Street for approximately 0.1 km and the property is on the left, marked with a **QUINN** Property Auction Board.

**Legal:** Sophie Flynn and John O'Donogue, Philip Lee LLP, Connaught House, One Burlington Road, Dublin 4. Tel: 01 237 3700

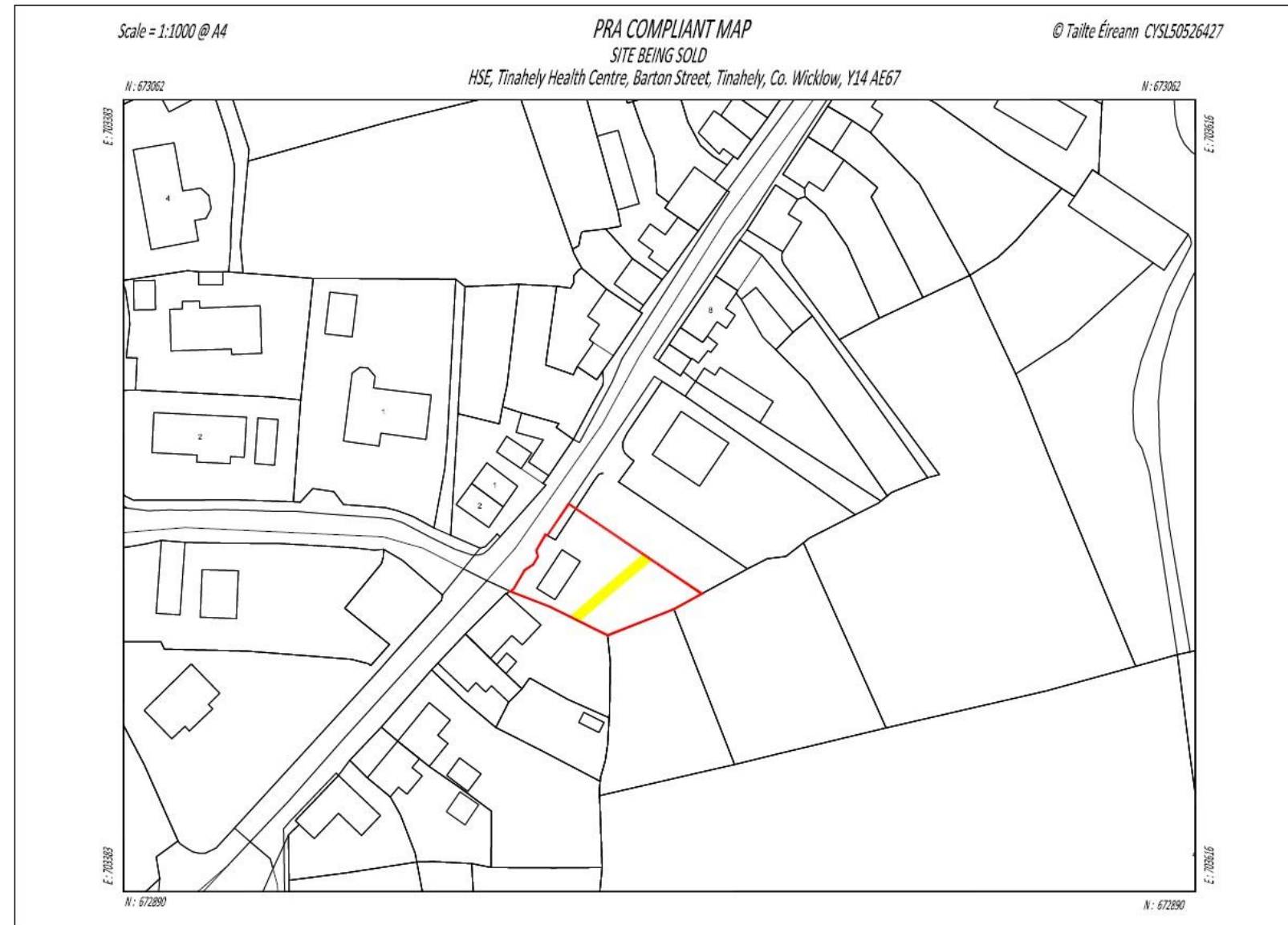
**A.M.V. €70,000**

# QUINN PROPERTY

www.quinnproperty.ie

**Gorey:** 053 94 80000  
**Email:** sales@quinnproperty.ie

**Carnew:** 053 94 26234  
**Email:** info@quinnproperty.ie



Joint Agent:



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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

