

Ref: P5598

BALLYRAHAN, TINAHELY, CO. WICKLOW

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VALUABLE C. 62.7 ACRE ROADSIDE HOLDING FOR SALE BY ONLINE AUCTION ON WEDNESDAY 8TH JUNE AT 3PM (IN 1 OR 2 LOTS)

LOCATION:

The lands are located in a picturesque part of rural south Co. Wicklow, 4km from the villages of Tinahely and Shillelagh, adjacent to Tomnafinnogue Woods and the Tomnafinnogue walking trail and close to The Wicklow Way. Tinahely is an attractive 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. It is located c. 10km south of Aughrim, c. 20km from Arklow town and the M11, c. 20km from Gorey and c. 80km south of Dublin.

DESCRIPTION:

The land has good frontage onto a local road as well as access off the main Shillelagh / Tinahely road, it is laid out in 3 divisions, some of which are sub-divided into separate grazing platforms. Currently, all the land is in grass and generally of good quality, with the majority of the land suited to either arable or grassland use. The farm has the benefit of a number of natural water courses and is ideal for any farming practice. The land will be offered in the following Lots:

- Lot 1:** C. 20.5 Acres
- Lot 2:** C. 42.2 Acres
- Lot 3:** The Entire

DIRECTIONS:

From Tinahely take the Shillelagh road (R749), proceed for c. 3km and the land is on the left hand side with a **QUINN PROPERTY** signboard.

Legal: Ray Fitzpatrick, Augustus Cullen Law Solicitors, 7 Wentworth Place, Wicklow. **T:** 040467412

A.M.V. P.O.A.

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