

Ref: P3601

# BALLYMANUS, AUGHHRIM, CO. WICKLOW



**QUINN PROPERTY**  
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## VALUABLE C. 45 ACRE HOLDING WITH EXTENSIVE FARMYARD, RANGE OF BUILDINGS FOR SALE BY PRIVATE TREATY

### LOCATION:

The lands are located in a picturesque part of south Co Wicklow, 3km from Aughrim, 2km from Askanagap, 15km north of Tinahely and 25km from Carnew. It is 75km south of Dublin. Aughrim is a popular village situated in south Co. Wicklow with a good range of shops, services and amenities as well as primary school and churches.

### DESCRIPTION:

The farm is in one block with some frontage onto the public road and an access laneway leading to the farmyard which is set back 300m from the public road. There is an access stoned road to the left hand side which allows for accessibility to each field.

The farmyard has a large range of sheds and outbuildings, all of which have the benefit of internal and external lighting and piped water.

### Outbuildings Include:

Round Roof Shed:	30ft x 45ft	With Concrete Floor
Lean-to:	45ft x 30ft	With Concrete Floor
Second Lean-to:	25ft x 30ft	With Concrete Floor
3 Span Slatted Shed with Feeding Passage:	45ft x 30ft	
Covered Dung Shed:	32ft x 15ft	
An Open Concrete Silage Slab:	65ft x 22ft	With Effluent Collection Sheep and Cattle Handling Pens with Crush.



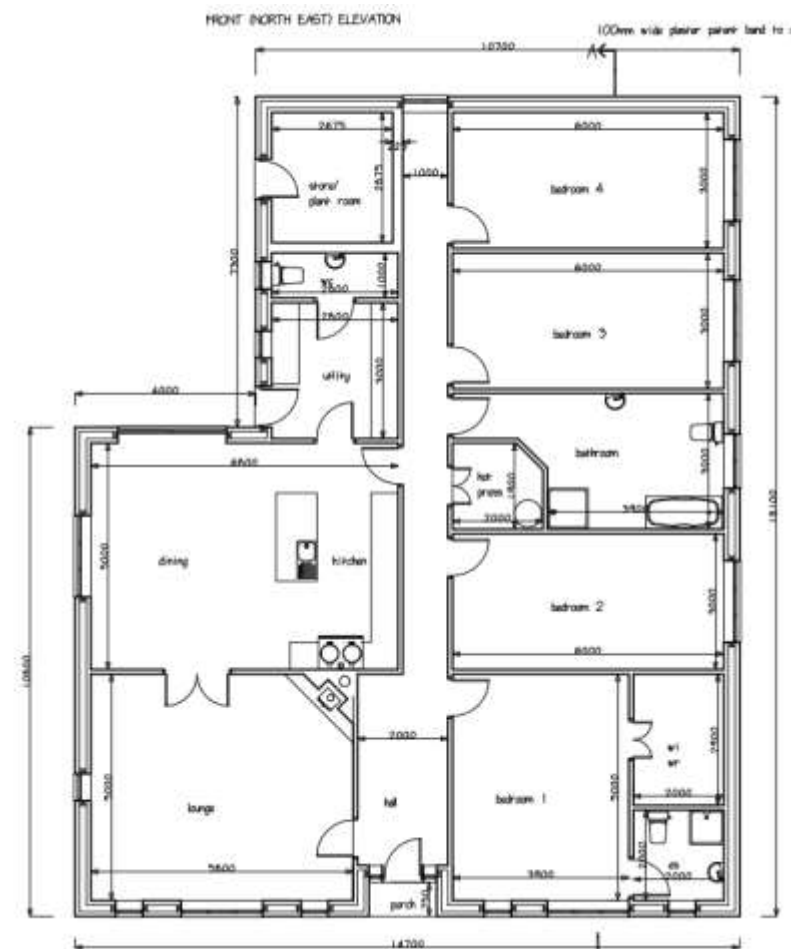


The farm is in one block, sub-divided into a number of suitable divisions all of which are currently in grass, generally of good quality, well fenced and with a water supply and would suit most agricultural activities

Full planning permission was recently granted on the holding for a four bedroom bungalow. This planning was obtained by the current owner and the new owner would have to reapply if they are to maintain the planning on the lands. (plans available on request).

### DIRECTIONS:

From Aughrim take the Ballinglen Road past Wicklow GAA pitch. Take next road to the right which is at the top of the hill, proceed for 2.7km and the farm is on left hand side with **QUINN** PROPEY sale board.





# QUINN PROPERTY

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## PRICE ON APPLICATION

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. 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

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

