

Ref: P3746

KILCASHEL, AVOCA, CO. WICKLOW



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SUBSTANTIAL C. 56 ACRE NON RESIDENTIAL HOLDING FOR SALE BY PRIVATE TREATY

LOCATION:

This excellent holding is located in east Co. Wicklow between the villages of Avoca, Rathdrum and Aughrim, 2km from Avoca and 6km from both Aughrim and Rathdrum. It is located along the L5169, 2km off the R752 and the R753, Arklow to Woodenbridge Road. Avoca is a charming village known as one of Ireland's most picturesque villages renowned for The Meeting Of The Waters and The Vale of Avoca which offers delightful walks through unspoilt forest trails. The famous Avoca Hand Weavers have their original store in the village which was also the film location of RTE's Ballykissangel. Arklow has a large selection of shops, schools and amenities and is 6km from the coast and many of Wicklow's finest beaches and is 14km north of Gorey and the land is 65km south of Dublin.

DESCRIPTION:

The c. 56 acres are accessed over a laneway located 200m from the public road with stunning views of the east Wicklow countryside towards the Wicklow Mountains. Currently c. 22 acres are in tillage, c. 30 acres are in grassland and c. 4 acres in woodland. These lands are of good quality with the majority having been tilled in the recent past. There is a natural water course on the holding.

This Is An Excellent Holding That Would Suit Many Agricultural Enterprises



DIRECTIONS: From Aughrim take the Rathdrum road, proceed 4km, turning right at L5169 and property is 2km on the left hand side with **QUINN PROPERTY** sale board. From Avoca take the Woodenbridge road, turn right at Castlemacadam church and proceed 500m taking the next right onto the L5169. Continue 2km and property is on the right hand side with **QUINN PROPERTY** sale board.

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.