



**DERELICT RESIDENCE & OUTBUILDINGS  
ON C. 6.69 HECTARES (16.55 ACRES).**

**KNOCKANDUFF, AVOCA, ARKLOW,  
CO. WICKLOW.**

**GUIDE PRICE: AMV €350,000**

**FOR SALE BY ONLINE  
AUCTION  
[www.livestock-live.com](http://www.livestock-live.com)  
ON WEDNESDAY THE 23<sup>RD</sup>  
FEBRUARY 2022 @ 3PM**



PSRA Reg. No. 001536



**FOR SALE BY ONLINE AUCTION**  
**KNOCKANDUFF, AVOCA, ARKLOW, CO.**  
**WICKLOW.**

---

**LOCATION:**

The property is located in the townland of Knockanduff, just outside Avoca in the 'garden of Ireland'. It was formerly part of the historic Ballyarthur Estate and is easily accessible to a wide range of destinations including Woodenbridge (8km), Rathdrum (13km), Arklow and the M11 (7km).

This is a scenic area in the southeast of County Wicklow close to many tourist attractions including various copper mines, the 'Meeting of the Waters', Avoca Handweavers, Glendalough National Park & Brittas Bay (15 mins drive).

**DESCRIPTION:**

This is a lovely parcel of land extending to circa 6.69 hectares (16.55 acres) with an old derelict house and yard. The entire is partly elevated and ideal for future development (subject to obtaining the necessary planning permission). There are mature trees, natural hedgerows and a stream on the lands.

**PLANNING:**

The entire is within the jurisdiction of Wicklow County Council. We understand there is no recent planning history on the site.

**DIRECTIONS:**

**From Arklow:**

Proceed out of the town on the Dublin Road. Take a left after onto Beech Road (L2180) towards Avoca / Woodenbridge. Continue for circa 4km and take left at fork in road (**Jordan sign**). Go straight for ½km and the holding in on your left.

**From Avoca:**

In Avoca proceed out past the National School (on your left). Continue for circa 3.5km going past Quinn's Agri on your left. Take the next right turn (**Jordan sign**) and continue for ½km and the property is on your left.

**SERVICES:**

None connected to property. ESB in the area.

**SOLICITOR:**

TLT Solicitors, Belfast Ph: +44 (0)333 006 1306  
Contact (*Mary – Jane Byrne*).

**TITLE:**

Freehold - Folio No. WW2891

**AUCTION DETAILS:**

Wednesday the 23<sup>rd</sup> February 2022 at 3pm by online Auction. Pre-registration and deposit required. See [www.livestock-live.com](http://www.livestock-live.com). See terms and conditions attached.

**FEATURES:**

- ❖ Superb location close to Avoca, Woodenbridge, Arklow, Glendalough and the M11.
- ❖ Ideal opportunity to construct a residence subject to obtaining PP.
- ❖ Extensive frontage onto local road.
- ❖ Nice land parcel with natural trees and hedges.

**CONTACT:**

Clive Kavanagh

Paddy Jordan

T: **045 -433550**

T: 045 - 433550

E: [clive@jordancs.ie](mailto:clive@jordancs.ie)

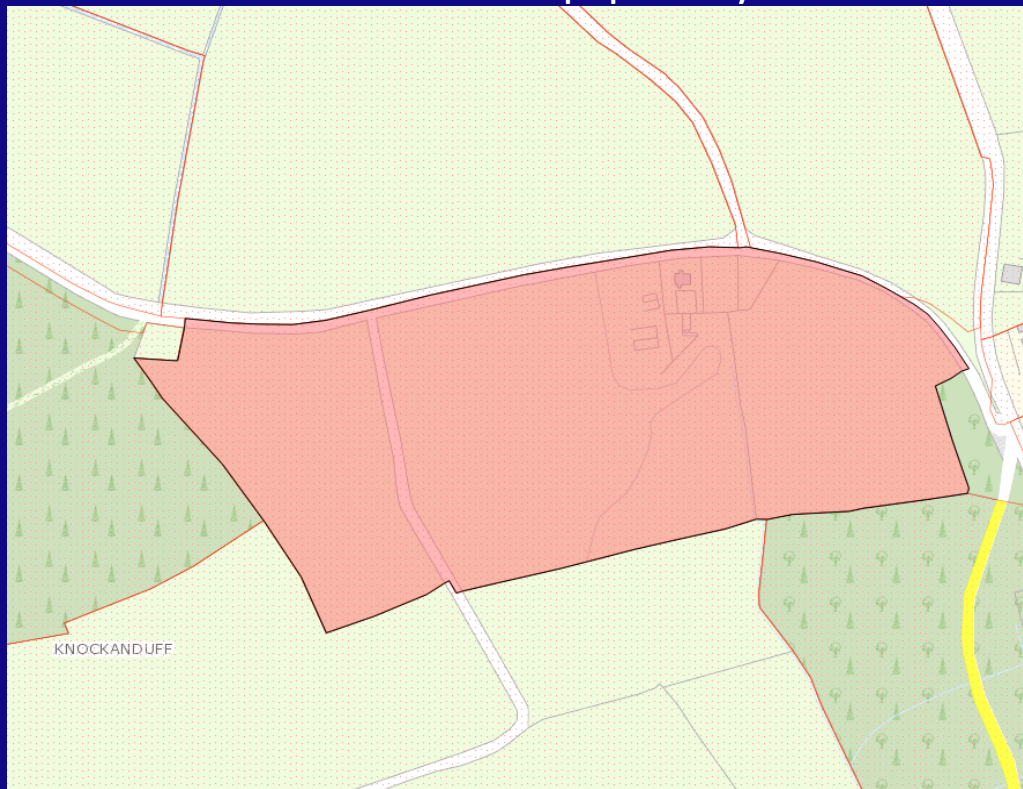
E: [paddy@jordancs.ie](mailto:paddy@jordancs.ie)

**VIEWING STRICTLY BY**  
**APPOINTMENT**

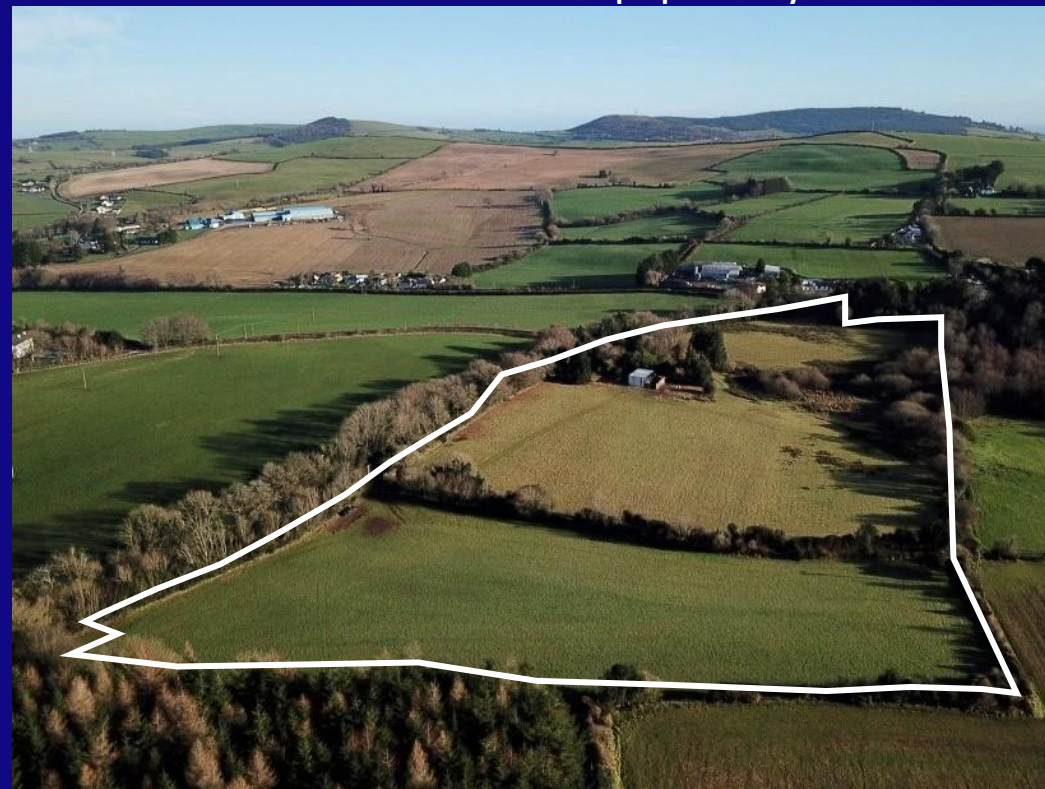




Outline of Lands – ID purposes only:



Aerial outline of lands – ID purposes only:





# TERMS & CONDITIONS:

## **Auction:**

Online Auction on Wednesday the 23<sup>rd</sup> February 2022 at 15.00.

## **Live Auction Viewing:**

LSL Online Auctions Website: [www.livestock-live.com](http://www.livestock-live.com)

## **Identification:**

To register, it will be necessary to upload a copy of your passport / driving licence and proof of address, i.e., bank statement, correspondence from a Government agency / source, dated within the last 3 months.

## **Registration:**

In order to bid at the auction, it will be necessary to register with our office, 045 - 433550, on or before Monday the 21<sup>st</sup> February with deposit fully transferred and, in our account. (see below).

The Auctioneer assumes the bidder is bidding for himself/herself. If the bidder intends to purchase a Lot in a name other than his or her personal name, arrangements must be made with the Auctioneers in advance. By registering you are deemed to have accepted the terms and conditions of the auction and irrevocably authorise us, as agents for the vendor, to sign the completed Contract for Sale on your behalf.

## **Deposit:**

A deposit of €30,000 is required in order to bid and this is payable in advance of the auction by online bank transfer. Our bank details will be provided to you at registration. The successful bidder's deposit will become non-refundable as soon as the property is sold, and a binding Contract is entered into, and the agents are hereby authorised to sign the Contract for Sale on your behalf. The deposit payable on the signing of the Contract is 10% of the purchase price. If there is a shortfall in the deposit furnished by the purchaser prior to the auction, then the purchaser shall be required to lodge the balance of the deposit with the auctioneers within 1 business day of the online auction. If you are not the successful purchaser, your deposit will be returned to you (in full).

## **Solicitor:**

TLT Solicitors, Belfast 0044 333 006 0600.

## **Guide Price:**

The guide price should not be construed as being the selling price of the property and it is the purchaser's responsibility to decide on how much to bid at the Auction.

## **Description of Property:**

The particulars contained in our brochure / advertising / social media are issued by JORDAN AUCTIONEERS on the understanding that all negotiations are conducted through them. All descriptions, dimensions, etc., included in the particulars, and any statements made by JORDAN AUCTIONEERS or our representatives, are made in good faith and are not intended to form a basis for any Contract. Any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the accuracy of same before committing themselves to a Contract. Any maps, plans or photographs in the brochure shall be indicative only and shall not form part of the contract.

## **Legal Documentation:**

Prior to the Auction, the Solicitor for the vendor will make available the legal documentation in relation to the property, copies of which are available from the vendors Solicitor. It is important to consult you Solicitor in relation to Contracts / Conditions of sale before bidding as you will become legally bound by the said contract / conditions of sale if you are the highest bidder and the property is sold to you.

## **Reserve Price:**

The price agreed between the vendor and the Auctioneer at which the property can be sold. In the event of the property not reaching the reserve the Auctioneer will deal exclusively with the highest bidder (for 1 hour after the Auction) in order to realise a satisfactory sale. If a deal is not concluded, then the Auctioneer may deal with the under – bidders and any other interest parties following that period of negotiation.

## **General Conditions:**

The highest bidder to be the purchaser, subject to the right of the owner to withdraw the property should the reserve not be reached. The Particulars and Conditions of Sale may change prior to the Auction, and it is the sole responsibility of the bidder to make sure they have the latest version. The Auctioneer reserves the right to sell the property prior to Auction, withdraw the property from Auction, change the order of any lots or consolidate the lots without any notice to any prospective purchaser.

## **LS Online Platform:**

Neither JORDAN AUCTIONEERS or LSL Online Auctions, their servants or agents shall be responsible in any manner whatsoever, whether in contract law, tort, common law or otherwise for any loss arising in whatever fashion as a result of loss of internet connectivity during the Auction process. The bidder accepts that such contract is at the bidder's own risk and in the event that the internet line is not established or break down, or if there is any confusion or disruption then the bidder will not be able to participate in the auction.