

Ref: P3944

# CLONERKIN, RATHDRUM, CO. WICKLOW



**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)

## VALUABLE C. 46 ACRE ROADSIDE HOLDING FOR SALE BY PRIVATE TREATY (IN ONE OR TWO LOTS)

### LOCATION:

The lands are located in a picturesque part of south Co. Wicklow, 4km from Ballinaclesh, 8km from both Rathdrum and Aughrim and close to Wicklow Way, Greenan Maze and Farm Museum, Brook Lodge & Macred-din Village. Rathdrum has a good range of shops, services, amenities, primary and secondary schools, 8km off the M11 at Rathnew and 40mins south of Dublin.

### DESCRIPTION:

The holding has good frontage onto the public road and is laid out in five divisions with a central hard-core driveway giving access to all the lands and leads to the site where there was an old farmyard. The lands have all been reseeded in the recent past and are in excellent condition, suitable for many agricultural uses. The property is well fenced with a natural water supply and the present owner has planted a number of deciduous trees around both the external boundary ditch and some internal ditches. This gives the holding a parkland feel and adds to its privacy and shelter. As there was farmhouse and outbuildings on the lands it may be possible to obtain planning (s.t.p.p.).



### LOTS:

The property will be offered in the following Lots:

Lot 1: C. 22.132 Acres

Lot 2: C. 23.150 Acres

Lot 3: The Entire

714140 mE, 686100 mN

**Buttle**  
Design & Planning Consultants Ltd.  
27 MAIN STREET, CARNEW, CO. WICKLOW.  
TEL: (053) 9426961  
VAT NO.: IE961935C E-MAIL: [buttleplanning@eircom.net](mailto:buttleplanning@eircom.net)

I certify the Area "A" (LOT 1) outlined in red contains 22.132 Acres or 8.956 Hectares.

I certify the Area "B" (LOT 2) outlined in red contains 23.150 Acres or 9.368 Hectares.

Area shaded yellow shows Right of Way for the benefit of Area "A".

Signed:  19/09/2019

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



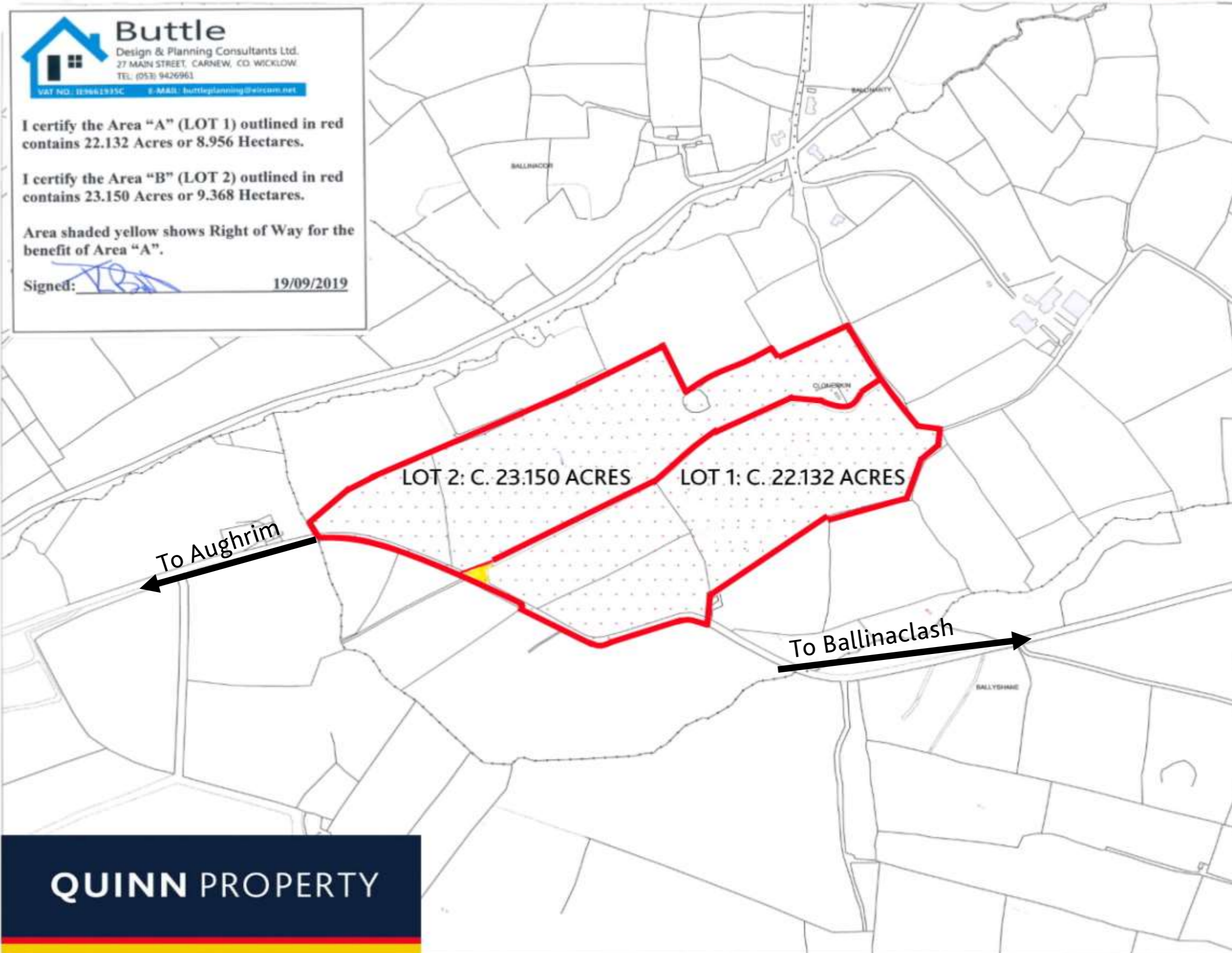
Folio: WW7334

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale, accuracy is limited to that of the original OSi map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.prai.ie](http://www.prai.ie).

This map incorporates Ordnance Survey Ireland (OSi) mapping data under a licence from OSi. Copyright © OSi and Government of Ireland.



(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold



Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.





## DIRECTIONS

From Ballinaclesh take the Greenane road, after 1km take the first road to the left, proceed for 3km and property is on the right hand side with **QUINN PROPERTY** auction board.

A.M.V. €375,000

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.