

# For Sale

Asking Price: €300,000



Ballyraine Lower

Vale Road

Arklow

Co Wicklow

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Land For Sale:

c. 9.97 acres (4.04 hectares)

A superb opportunity to acquire Approx 9.97 acres (4.04 HA) of zoned Active Open Space Land close to Arklow town centre. The entire is held under Folio WW2319 and is zoned both zoned AOS (Active Open Space) and OS2 (Open Space) under the Arklow Local Area Plan 2018-2024.

The land is located only 1km from Arklow town centre and is in close proximity to a number of residential and commercial areas as well as sporting facilities, schools, local walks and also benefits from significant road frontage onto the Vale Road.

Arklow is a well serviced, busy town with numerous primary and secondary schools, a good array of retail outlets including Bridgewater Shopping Centre, Dunnes Stores, Aldi, Lidl, Tesco and numerous independent retail, coffee shops, restaurants, bars, an excellent public transport network with frequent bus and rail services and the ever improving M11 Motorway to Dublin or Wexford is only a 10 minute drive away.

For further information, please contact our offices.





## Land Summary

- Lot A - Zoned ASO: Active Open Space: Approx. 7.58 Acres (3.07 Hectares)
- Lot B - Zoned OS2: Open Space: Approx. 2.39 Acres (0.97 Hectares)

## Special Features

- Prime Location in Close Proximity to Sporting Grounds, School, Public Transport and numerous Local and Retail Businesses.
- Excellent area.
- All amenities of the Town are close by.
- The Avoca River runs to the North East of the lands.
- Access points from the Arklow to Woodenbridge R747 road.
- Approx. 202m of Prominent Road Frontage.

**BER:** BER Exempt





**NEGOTIATOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
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