

RAYMOND GAFFNEY & SONS LTD.

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Email: office@raymondgaffneyandsons.ie

P.S.R.A. LICENCE NO: 001695

FOR SALE BY PUBLIC AUCTION

C. 65.14 ACRES OF AGRICULTURAL LAND

At Rockstown Upper, Rathdrum, Co. Wicklow
& Ballinabarney North, Redcross, Co. Wicklow.

FOLIO NUMBERS – WW5081, WW4178 AND WW4228

LOT 1 – C. 42 ACRES

LOT 2 – C. 22.4 ACRES

LOT 3 – C. 0.74 ACRE

(Lot 3 with semi derelict two-storey farm house)

LOT 4 – ENTIRE (C. 65.14 Acres)

COORDINATES: 52.908336, -6.192192, CLOSEST EIRCODE: A67KP64

AUCTION DATE

FRIDAY 9TH OCTOBER 2026 AT 3pm - ARKLOW BAY HOTEL

LEGAL

Maria Byrne Solicitor, C.J. Louth & Son Solicitor

5 & 6 Ferrybank, Arklow, Co. Wicklow.

Tel: 0402-32809 Email: maria@cjlouthandson.ie

ONLINE BIDDING

For online bidding, please register to bid on Offr

<https://offr.io/property/rockstown-upper-county-wicklow-ireland/162260>

LOT 1 - C.17 Ha/C.42 Acres

read Engineers
HAYING, AN
26.
Conor McCarthy & Associates Ltd.
Consulting Engineers
Co. Reg. No. 333662
Vat No. IE5373662K

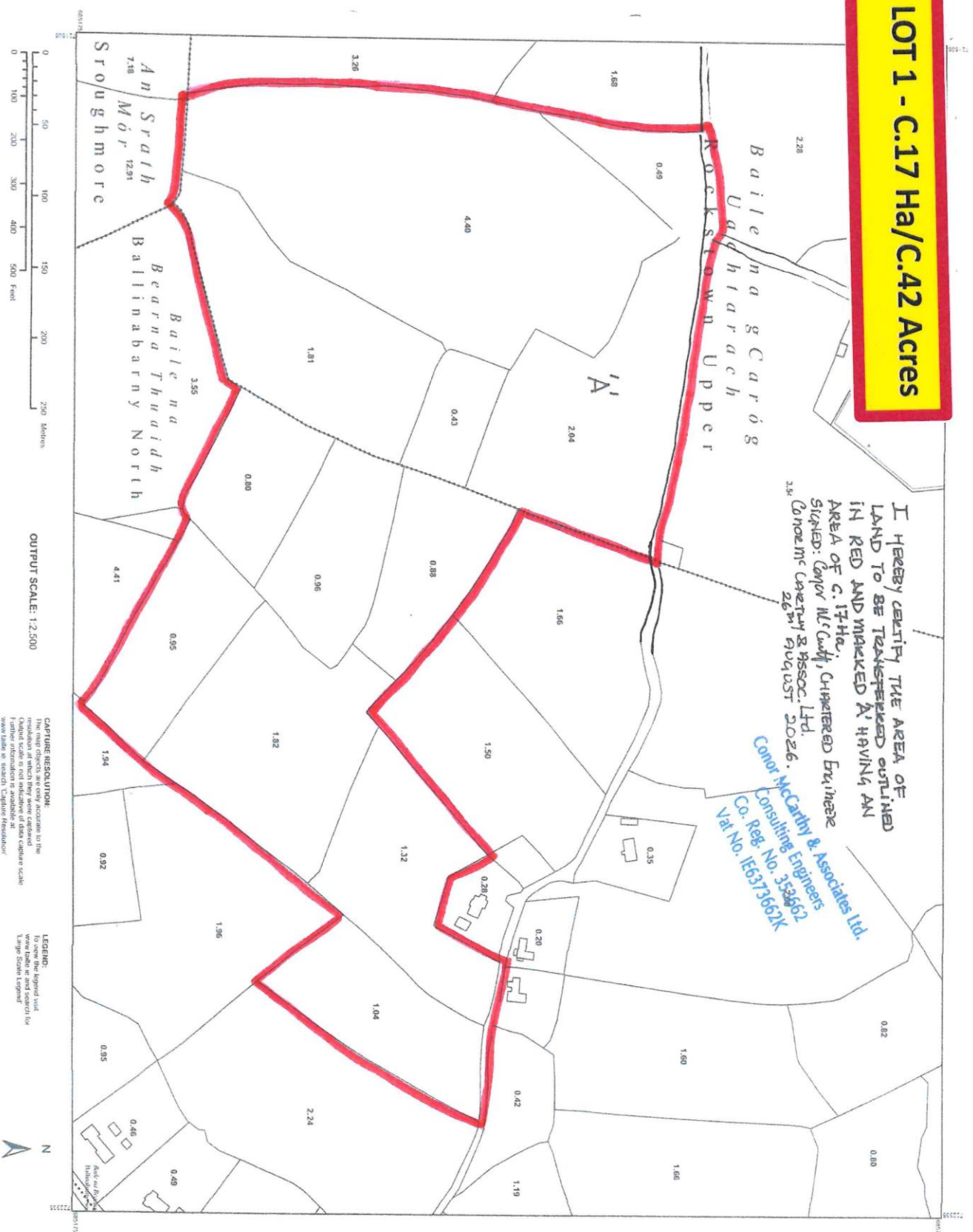
Tailte Éireann

MAP SHEETS:
4195
4195-C
4195-D

Wang, J. 2003.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features

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LOT 1

C. 42 ARES

Folio Numbers

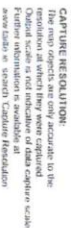
WW5081 (part of)

WW4178

WW4228



LOT 2 - C.9.6 Ha/C.22.4 Acres



Chartered Engineer
1st 26th August 1992
Conor McCarthy & Associates Ltd
Consulting Engineers
Co. Reg. No. 353602
Vat No. IE573662X

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Tailte Éireann

LOT 2

C. 22.4 ARES

Folio Numbers

WW5081



Land Registry Compliant Map

LOT 3 - C. 0.3 Ha/C. 0.74 Acres
(With semi derelict two-storey farm house)



Taite
Éireann

CENTRE
COORDINATES:
ITM 721940.695734

PUBLISHED:
2008/02/26
ORDER NO.:
50554221.2

MAP SERIES:
1:5,000
1:2,500
1:2,500
MAP SHEETS:
4195-A
4195-C
4195-D

COMPILED AND PUBLISHED BY:

Taite Éireann,
Phoenix Park,
Dublin 8,
Ireland
D08FEE4

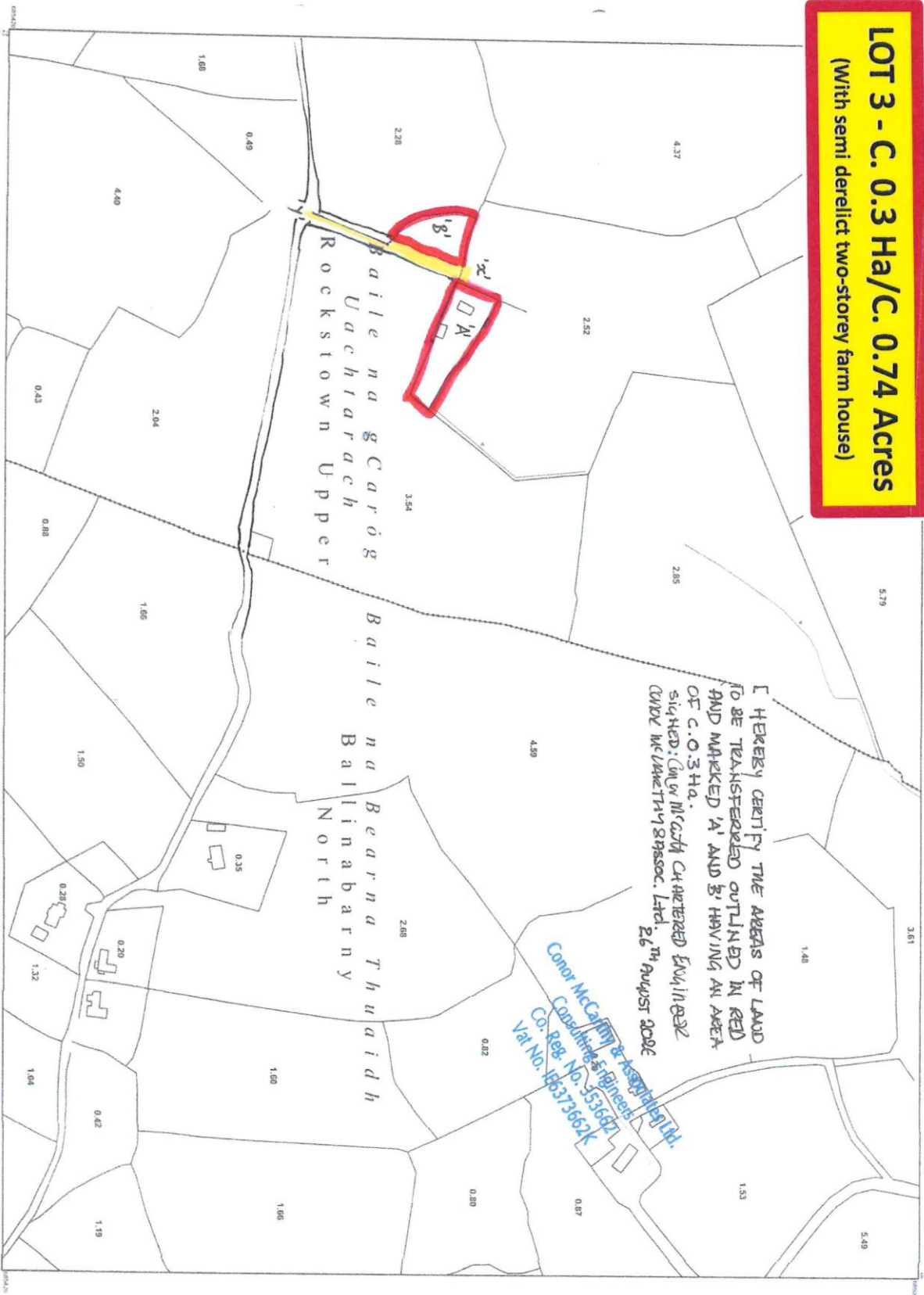
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0 50 100 150 200 250 300 350 400 450 500 Meters

OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
For more information on capture scale,
please refer to the 'About the Map' page.

LEGEND:
To view the legend and
to view the legend and search for
features, please refer to the 'About the Map' page.

N

LOT 3

C. 0.74 ARES

Folio Number

WW5081 (part of)



LOT 4 – ENTIRE - C. 65.14 Acres (With Semi Derelict Two Storey Farmhouse)

722570 mE, 686280 mN

Application Number: P2026LR110574K



Táille Éireann
Cathleen Luchall
Surveyor General
Surveying Division

This map should be read in conjunction with the folio.

FOR IDENTIFICATION PURPOSES ONLY

FOR IDENTIFICATION PURPOSES ONLY

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(centre-line of parcel(s) lodged)

Freehold

Leasehold

Subleasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

Soak Pit



A full list of burdens and their symbology can be found at: www.landdirect.ie

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720970 mE, 684980 mN
Date Printed: 14/08/2026

Creation Date: 14 August 2026 13:30:16

Application Number: P2026LR110574K

1:5000 Scale



Page 6 of 6

LOT 4 - ENTIRE

C. 65.14 ARES

Folio Numbers

WW5081, WW4178 & WW4228



The townland of Rockstown Upper and Ballinabarney North are both located in the Barony of Arklow. This is a rural Location C. 8Km south east of Rathdrum Village and C. 8.5Km north of Avoca Village, C.15.5Km west of Wicklow Town and C. 18.5 Km away from Arklow Town.

The general area mainly consists of agricultural land and there are a number of one off houses in the vicinity. The land is accessed via an established public laneway which is accessed off the L5153 Road to the west and the L51551 to the east.

The laneway divides the land into two parcels, Lot 2 and Lot 3 lie over the laneway and Lot 1 Lies under the Laneway.

The entire consists of mainly good arable land and Lot 3 consists of C.0.74 Acres haggard and orchard and a semi derelict farm house.

The land is being sold as seen and not subject to planning. The land and residence can be viewed by prior appointment.

Ring 087-2583729 to organize a viewing.

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 **daft.ie**

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