

For Sale

By Public Auction, 21st June 2023 (unless previously sold)

**Sherry
FitzGerald**
Cumisky Kelly



c. 32.5 Acres / 13.15 Ha,
Cooks Road, Forest Great,
Swords,
County Dublin

**Sherry
FitzGerald**
Cumisky Kelly

sherryfitz.ie

This sale represents a very rare opportunity to acquire a small farm of land in very close proximity to Dublin International Airport and only a few minute's drive to Swords town centre, with all amenities including Fingal County Council Headquarters.

- **DIRECTIONS:** From Swords town centre, drive south along the R132 towards Dublin Airport. At the entrance to Airside Retail Park, turn left onto Boroimhe Road (L2300) and proceed for 700m to Boroimhe Shopping Centre. Turn left onto Forest Road and proceed for c. 1.2km to Cooks Road. Turn right onto Cooks Road and the road frontage for the land starts immediately on your right, once you complete the turn.
- **DESCRIPTION** - The property, which is situated with excellent road frontage (excess 300m) to Forest Road, is laid out in 3 main divisions and is currently tilled. It is being offered for sale in a single lot and vacant possession will be surrendered at the end of the current cropping season once the land has been harvested.
- **AREA** - We are advised the land measures approx. 32.5 Acres / 13.16 Hectares. Intending purchasers must satisfy themselves as to the correct acreage.
- **TITLE** - We are advised of a freehold title – please refer to solicitor details below.
- **SOLICITOR** – Dermot McNamara & Co., Main Street, Rush, Co. Dublin, Ref : Mr. Dermot McNamara – Tel: 01 8438766.
- **VIEWING** - Inspections can be facilitated at any reasonable hour, subject to prior approval with the sole selling agents.
- **POSSESSION** - Vacant possession of the lands will be provided once current crops have been harvested.
- **ACCURACY**- The maps & photographs used in this brochure are intended for information purposes only to facilitate identification and are not to be relied on.
- **AUCTION** – Bracken Court Hotel, Balbriggan on Wednesday, 21st June @ 15:00 (unless previously sold)



NEGOTIATOR

John Cumisky
Sherry FitzGerald Cumisky Kelly
21a Drogheda Street, Balbriggan,
Co Dublin
T: +353 1 8413000
E: info@sfcumiskykelly.ie

sherryfitz.ie

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.
PSRA Registration No. 002340