

FOR SALE BY PRIVATE TREATY
CHARMING DERELICT COTTAGE ON
6.3 ACRES (2.56 Hectares),
GRANGECON,
CO. WICKLOW.



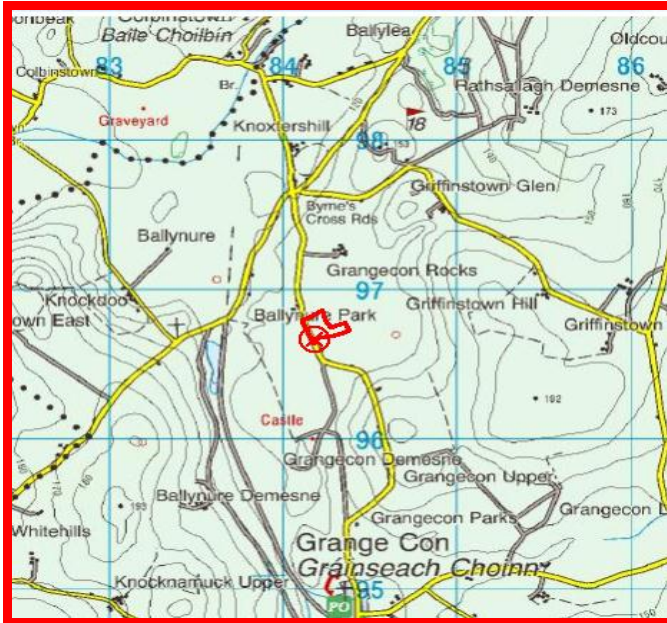
Grangecon 1.5km, Dunlavin 9km, Baltinglass 16km & M9 5km

- Excellent location close to Grangecon
- Derelict cottage, ideal opportunity for renovation, extension or replacement (subject to P.P).
- Top quality land with splendid views.
 - Extensive road frontage.
- Close to Rathsallagh Golf and Country Club and Grangecon Demesne.

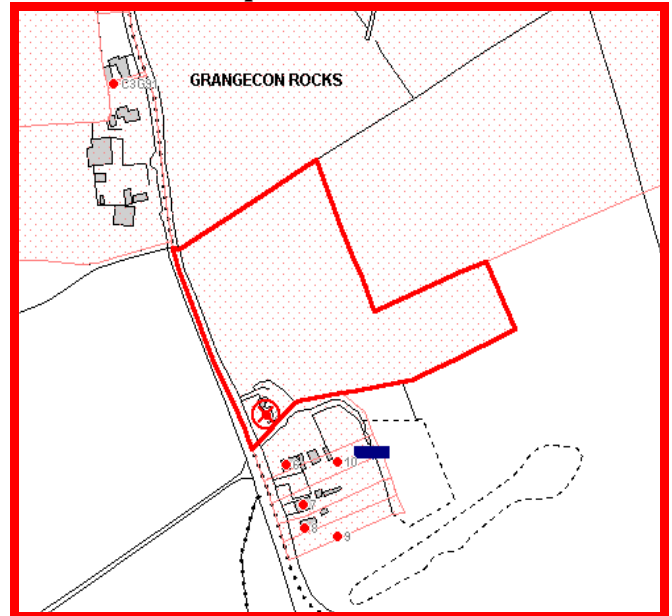
LOCATION:

The property is located approximately 1½km from Grangecon close to Rathsalagh Golf course and opposite Grangecon Demesne. Grangecon is a village situated halfway between Baltinglass and Dunlavin in West Wicklow. It is an area of mixed agriculture with a lot of bloodstock activity including many stud farms and training yards throughout the locality.

Location of lands in red



Map of lands in red



DESCRIPTION:

The property comprises circa 6.3 acres (2.56 hectares) of agricultural land with a charming derelict cottage. The land is all in one division with extensive road frontage, mature timber and superb views. The property is ideal for somebody looking for planning permission for a new residence.

View of cottage



View of lands



SERVICES:

Mains water.

SOLICITOR:

J. P Foley & Co, Sandymount, Dublin 4.

DIRECTIONS:

From Dublin/ Naas:

Take the M9 southbound and continue until Junction 3 exit for Baltinglass. Keep left at roundabout and at the next T junction turn right and take next immediate left onto the R747 (signposted for Baltinglass). At first cross roads (1km) take a left turn and continue on that road for circa 4.5km and at next cross roads (Byrne's) take immediate right. Property is circa 1.5km on your left hand side with Jordan sign.

From Dunlavin:

Take the road towards Rathsallagh Golf and Country House. Continue straight for circa 6km. At Byrne's cross roads take left towards Grangecon and property is circa 1.5km on your left hand side with Jordan sign.

AMENITIES:

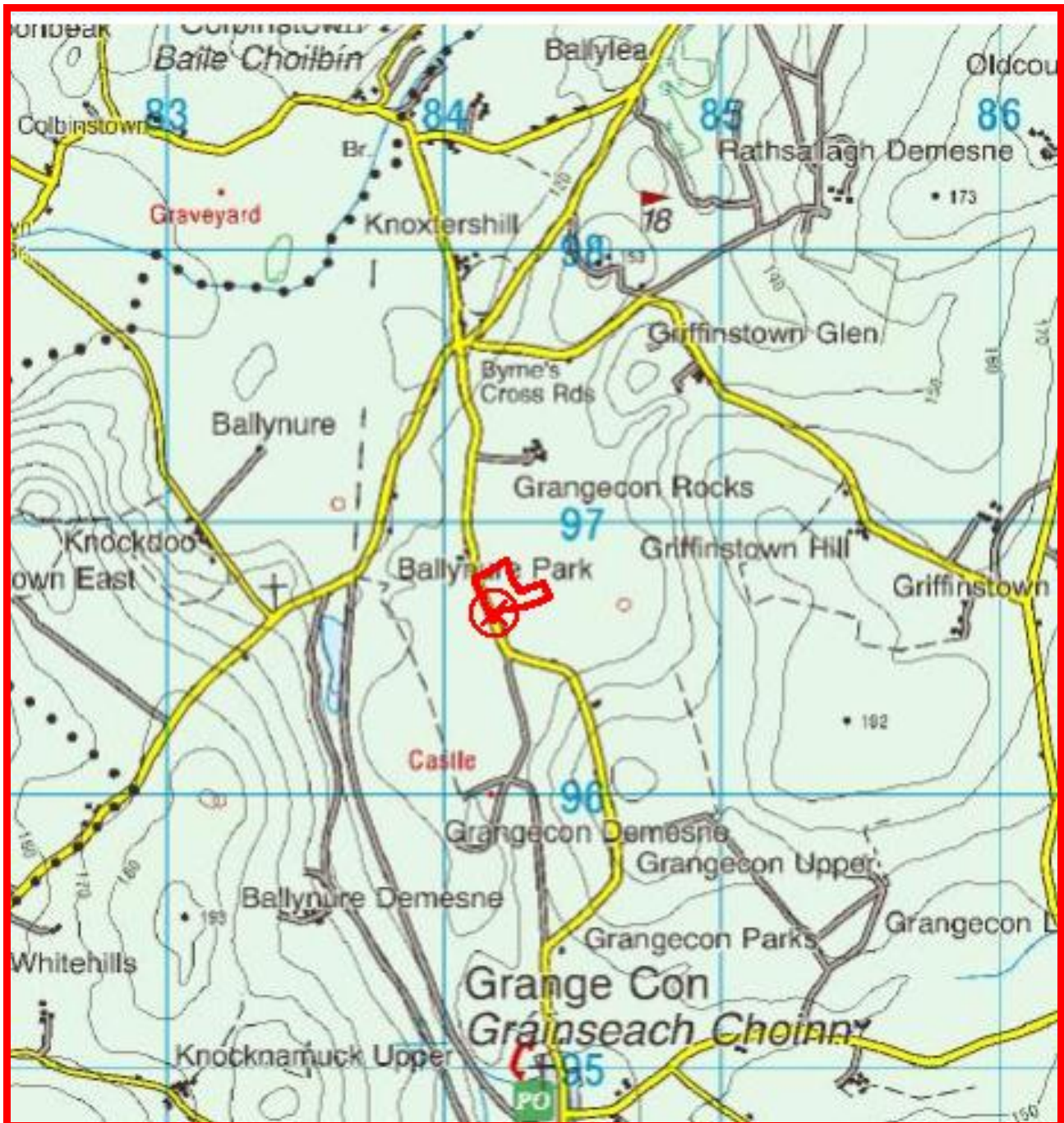
Hunting: with Kildare & South County.

Racing: at nearby Punchestown, Naas & Curragh.

Fishing: on nearby River Liffey



LOCATION MAP:
Identified by red marking



MAP OF LANDS:

