

Ref: P5138

AGHOWLE, COOLKENNO, TULLOW, CO. CARLOW



QUINN PROPERTY

www.quinnproperty.ie

VALUABLE C. 73 ACRE ROADSIDE HOLDING WITH ADJOINING HILL RIGHTS FOR SALE BY PRIVATE TREATY IN ONE OR TWO LOTS

LOCATION:

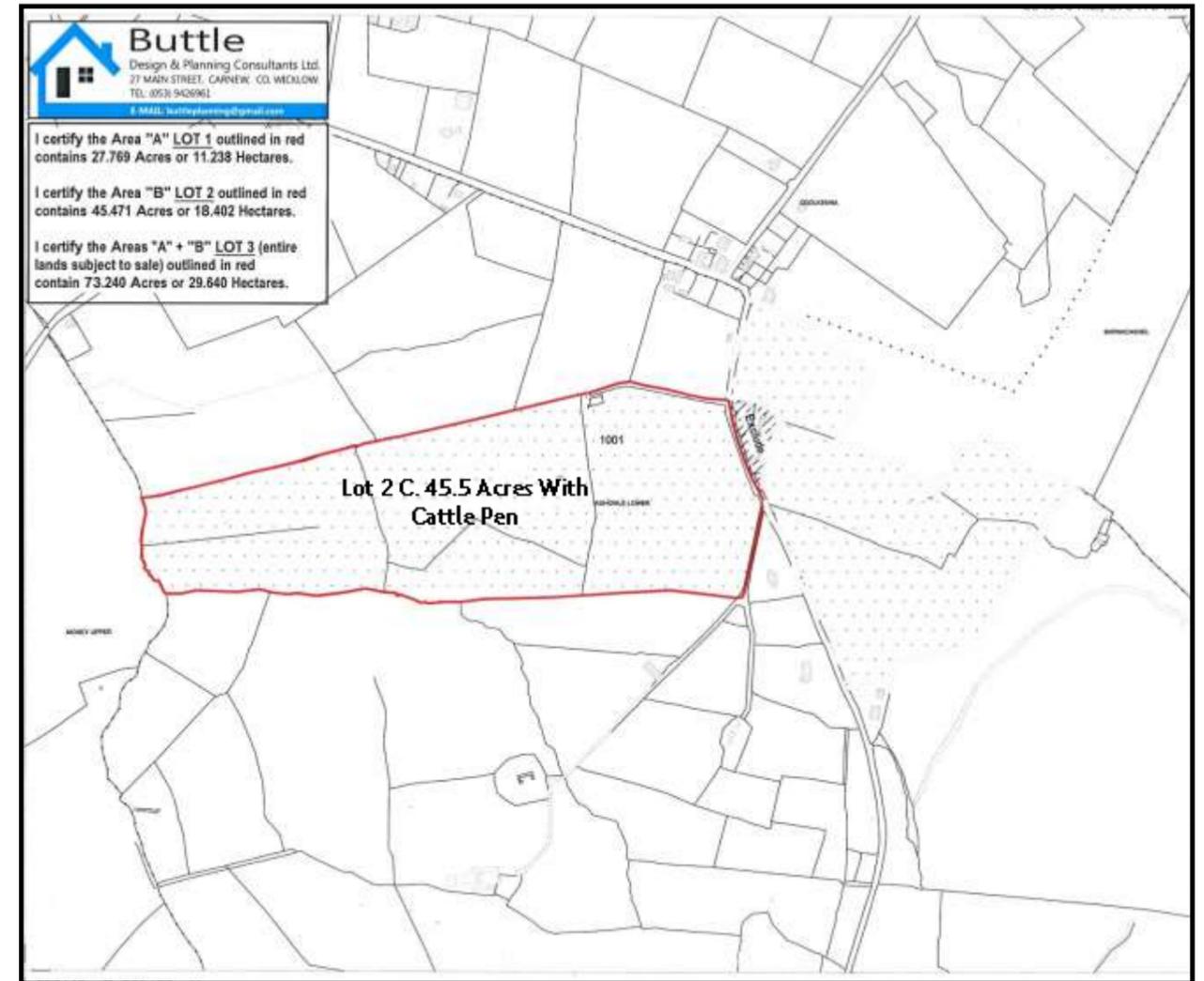
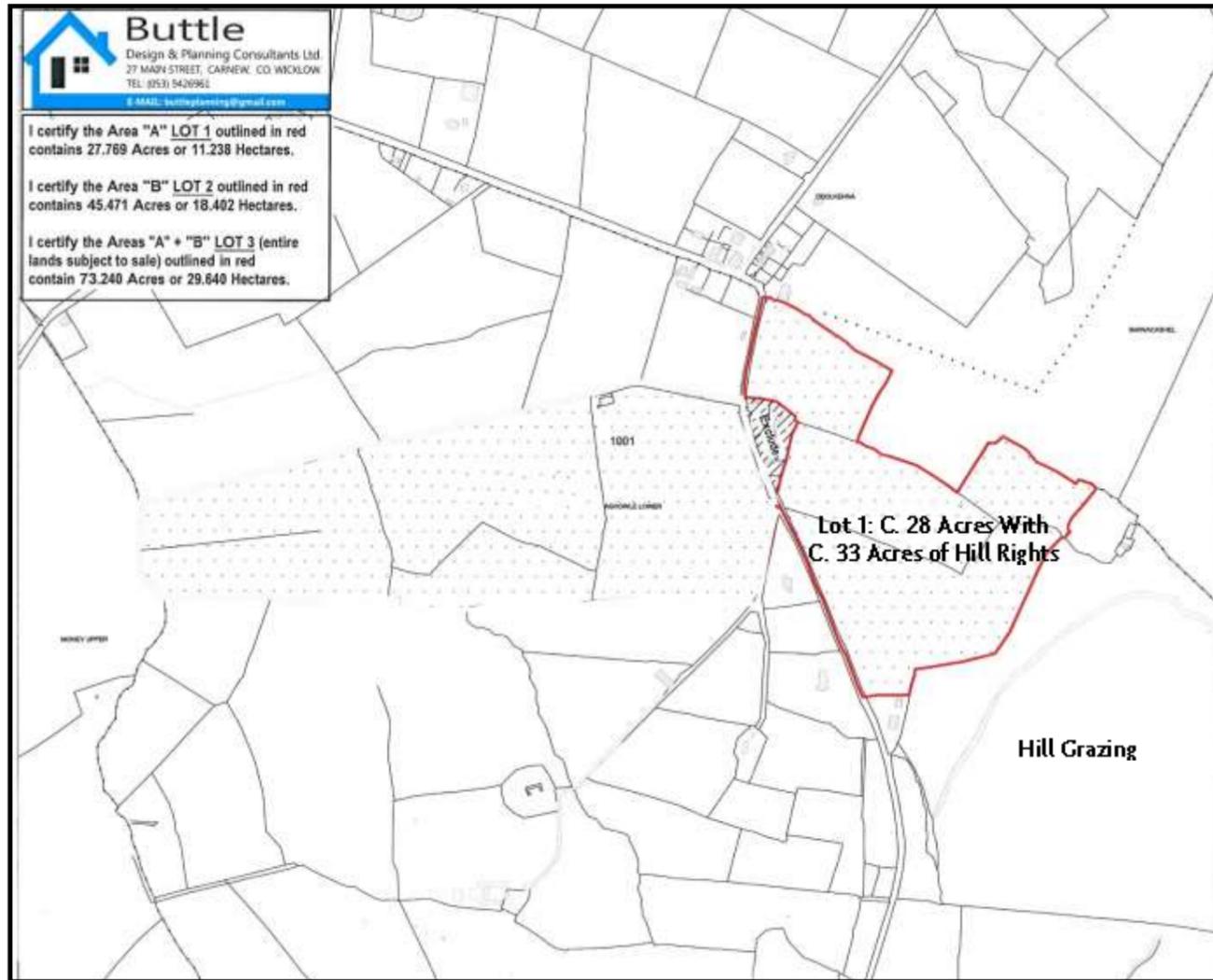
This excellent property is located in south Co. Wicklow close to the Carlow border, 500m from the Crab Lane pub beside Aghowle Church, 2km off the R725 Gorey to Carlow road, 3km from Coolkenno, 5km from Shillelagh and 10km south of Tullow. Tullow is a mid-sized market town with a good range of shops, services and amenities as well as both primary and secondary schools.

DESCRIPTION:

The farm has good frontage onto the public road and is divided into two separate lots. To the east of the road there are c. 28 acres which are laid out in four divisions with currently about half in tillage and the remainder in grass. The land has a natural water supply and has access to Aghowle Hill which comprises of c. 66 acres of which this property has a half share.

The larger lot is located to the western side of the public road extending to c. 45.5 acres. This land is also in a mixture of tillage and grass and generally of good quality. There is a cattle pen and crush on this section as well as a natural water supply.

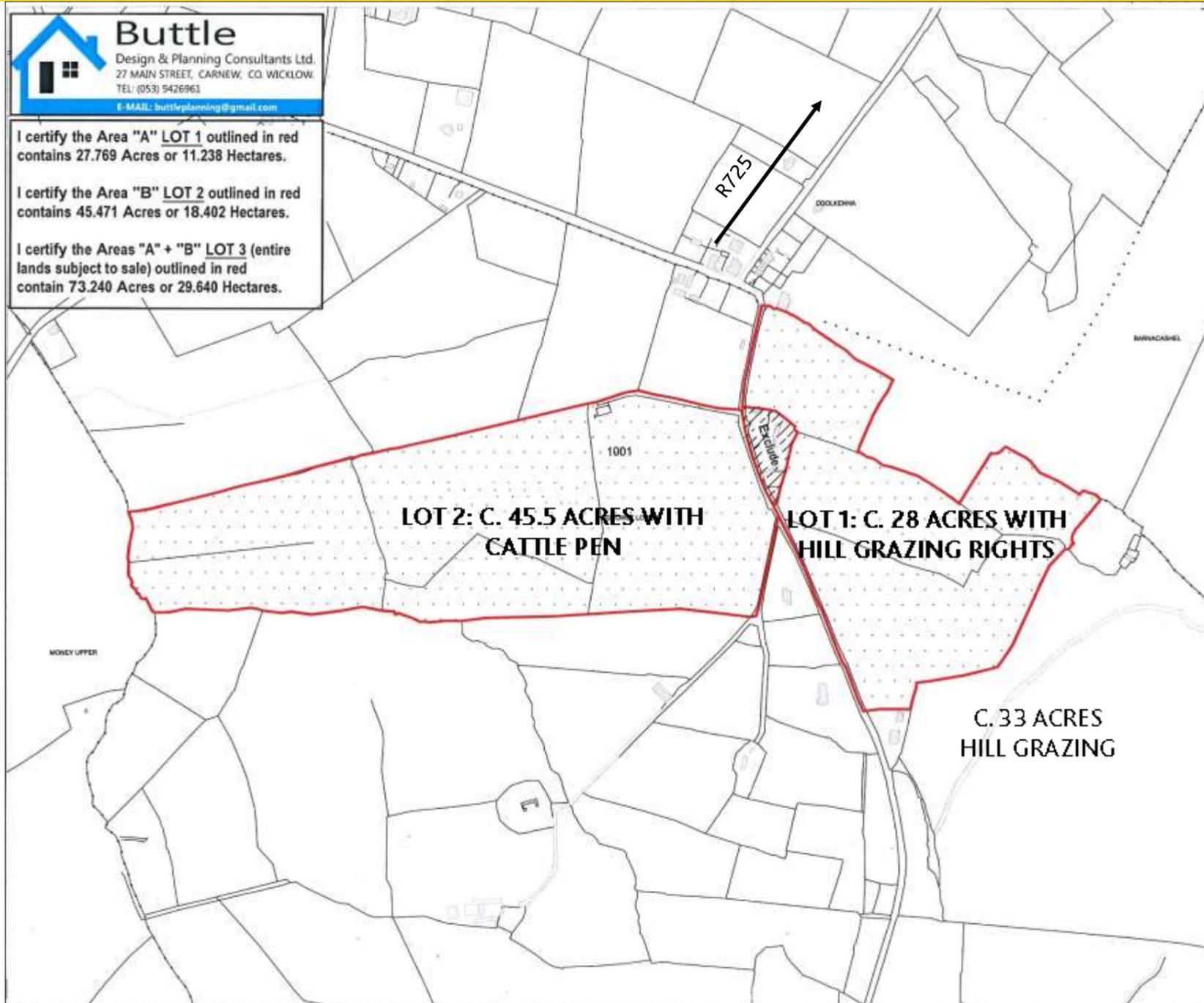




The property will be offered in the following Lots:
Lot 1: C. 28 Acres With C. 33 Acres of Hill Grazing Rights
Lot 2: C. 45.5 Acres With Cattle Pen and
Lot 3: The Entire

THIS IS AN EXCELLENT FARM WHICH WOULD BE IDEAL AS A STAND-ALONE UNIT
 OR AS AN ADDITION TO AN EXISTING HOLDING.

Legal: Cathal Louth, C. J. Louth & Sons, Solicitors, Arklow, Co. Wicklow Tel: 0402 32809



DIRECTIONS:

From Coolkenna proceed towards Shillelagh taking the first right, after 1km. Proceed 2km to Crab Lane Pub, turn left and the property is 500m on both the left and right hand side with **QUINN PROPERTY** sale board.

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.