

Residential

Coonan
PROPERTY



Bog of the Ring, Ring Commons, Balbriggan, Co. Dublin.

Remains of derelict cottage on approx. 3 acres (1.21 ha.)

- Remains of a derelict cottage on approx. 3 acres (1.21 ha) laid out in two separate divisions
- The derelict cottage sits on approx. 1.7 acres (0.7 ha) and second division directly opposite extends to approx. 1.3 acres (0.53 ha)
- Ideal for a replacement dwelling (subject to the necessary planning permission)
- The lands are of good quality and laid out in grass
- The property is well positioned and has easy access to the M1 motorway at junction 6 and approx. 6 kms from Balbriggan.

Remains of a derelict
cottage on approx.
3 acres (1.21 ha)

Guide Price:
Excess €125,000

For Sale by Online Auction,
Tuesday 17th June 2025 3pm

Description

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Description:

The property comprises of the remains of a derelict cottage on approx. 3 acres (1.21 ha) positioned in the townland of Bog of the Ring, southwest of Balbriggan, Co. Dublin.

The holding is laid out in two separate divisions with approx. 130 metres of road frontage on each division. The cottage sits on approx. 1.7 acres (0.7 ha) with the second division located directly opposite and extending to approx. 1.3 acres (0.53 ha). The lands are of good quality and currently laid out in grass.

The property offers an excellent redevelopment opportunity subject to obtaining the relevant planning permission from Fingal County Council.



Accommodation

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Location

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Location:

Bog of the Ring is located just off junction 6 on the M1 Motorway, it is southwest of Balbriggan, Co. Dublin. The location is characterised by farmland and one-off housing. Nearby towns include Naul and Balrothery with local amenities including Ring Commons Sports Centre and McNally Family Farm Shop.

The property further benefits with its close location to the thriving coastal town of Balbriggan, which provides excellent road and rail links with the M1 motorway, Balbriggan Train Station and Dublin Bus routes 33, 33A and 33X as well as Bus Éireann routes 101 (Dublin-Drogheda) and B1 (Balbriggan Town service) and is home to a host of local amenities including schools, beaches, many sports and social clubs, library, cinema and restaurants along with the newly established Irish Institute of Music & Song.

The property is located close to Dublin Airport (21km) with Dublin City Centre also within easy reach.



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Services:

There are no mains services connected to the property.

Zoning:

Under the Fingal County Council Development Plan 2023 - 2029, the property is zoned RU-Rural, the object of which is to "protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage"

Tenure:

The cottage and lands are contained within folio DN138799F.



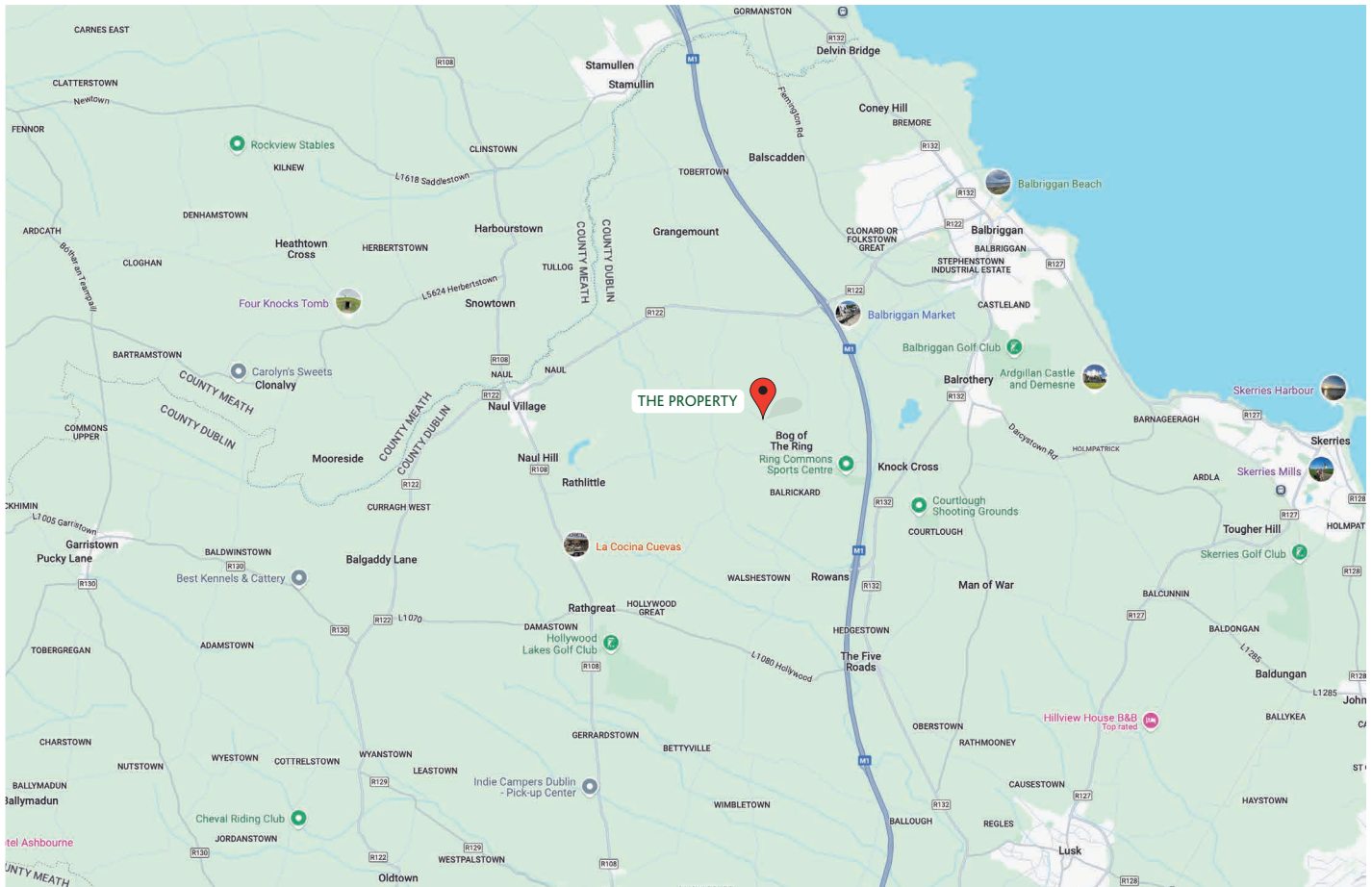
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Directions

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Directions:

From Dublin exit the M1 Motorway at junction 6. At the roundabout take the first exit onto the R122. Proceed for approx. 650 metres and take the second turn left onto the L5150. Continue for approximately 2 km and at the next T- junction take a right turn. Proceed for approximately 200 metres and the property for sale is on the right and left, marked by a For Sale sign.

Viewing:

By appointment at any reasonable hour.



PSRA No.: 003764.

Contact information:

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