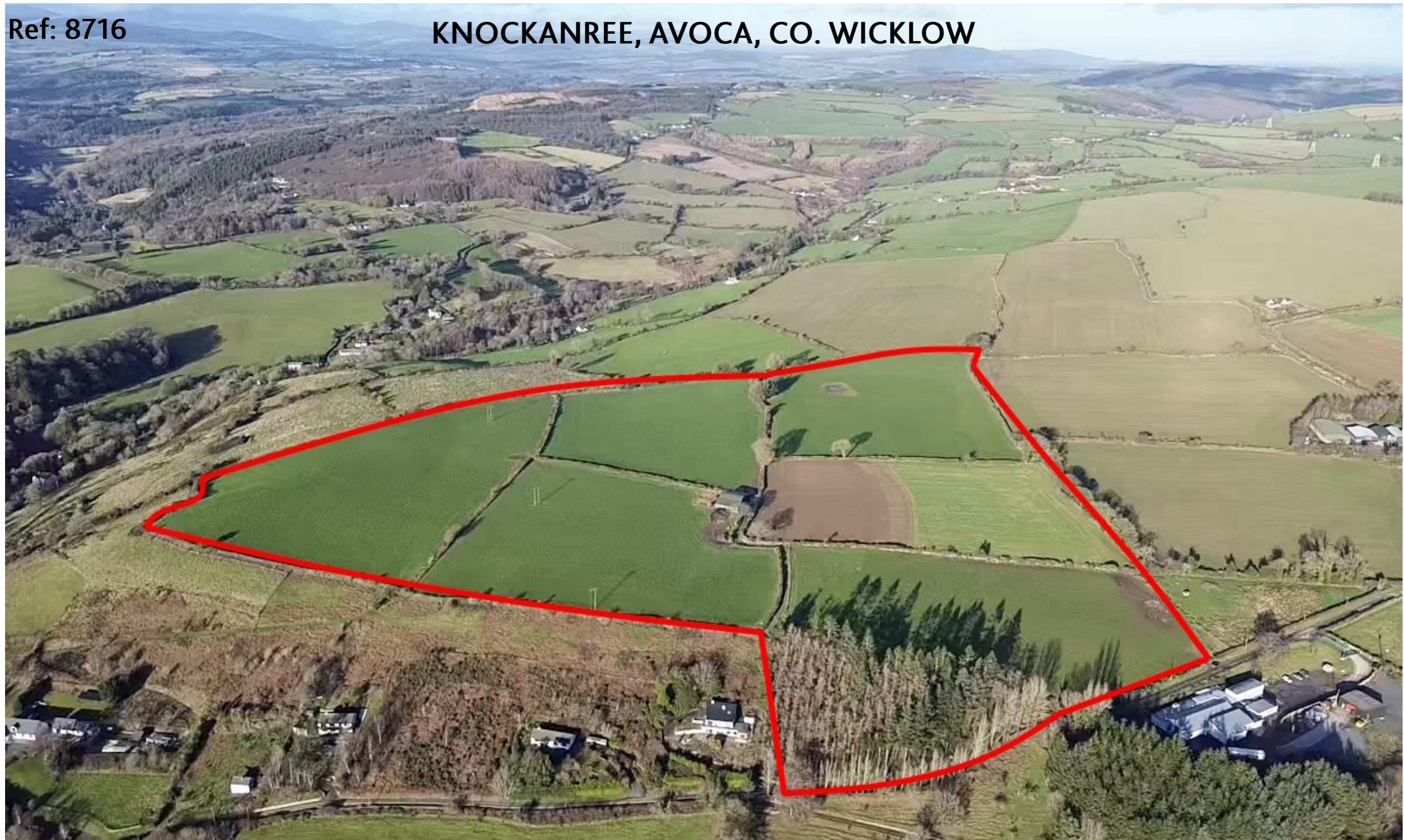


Ref: 8716

KNOCKANREE, AVOCA, CO. WICKLOW



QUINN PROPERTY

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**EXCEPTIONAL C. 44 ACRE ROADSIDE HOLDING
FOR SALE BY AUCTION ON TUESDAY 24TH FEBRUARY 2026 AT 2PM IN THE ARKLOW BAY HOTEL**

LOCATION & DESCRIPTION:

This exceptional parcel of land is ideally located just 1.5km from the picturesque village of Avoca, widely regarded as one of Ireland's most scenic locations. The area is renowned for the stunning Vale of Avoca, offering charming walks through unspoilt woodland and forest trails. Avoca is also home to the original Avoca Handweavers store and famously served as the filming location for RTÉ's much-loved series *Ballykissangel*.

The lands benefit from good road frontage and comprise generally free-draining soils of excellent quality, making them ideally suited to grassland or tillage use. The majority of the holding is currently laid out in grass, with a smaller portion under tillage and 1 acre of forestry. The forestry was planted in 1976 and there are no premiums or grants available on it. A three-span shed with lean-to and adjoining yard further enhance the practicality of the property.

Directions: From Avoca main street, continue towards Avoca Community Hall on R754, and turn right after Avoca Handweavers. Continue for approximately 1km and the property is on the left, marked with a QUINN Property signboard.

LEGAL: Maria Byrne, C.J. Louth & Son Solicitor, 5 Ferrybank, Arklow, Co. Wicklow. Tel: 0402 32809

P.O.A.



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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.