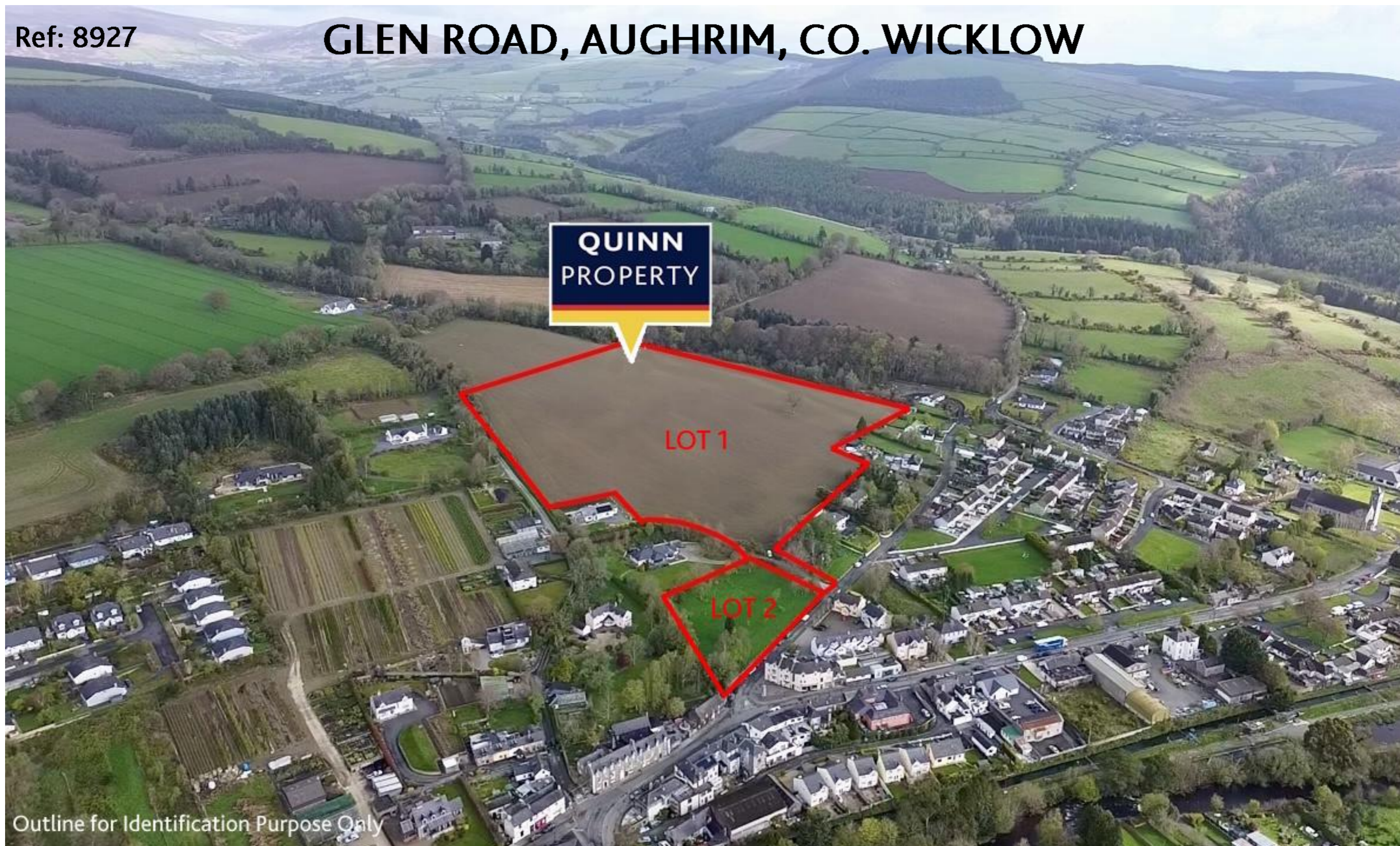


Ref: 8927

GLEN ROAD, AUGHHRIM, CO. WICKLOW



Outline for Identification Purpose Only

QUINN PROPERTY

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Valuable C. 14.3 Acre Development Lands In A Prime Location For Sale By Private Treaty In One or Two Lots

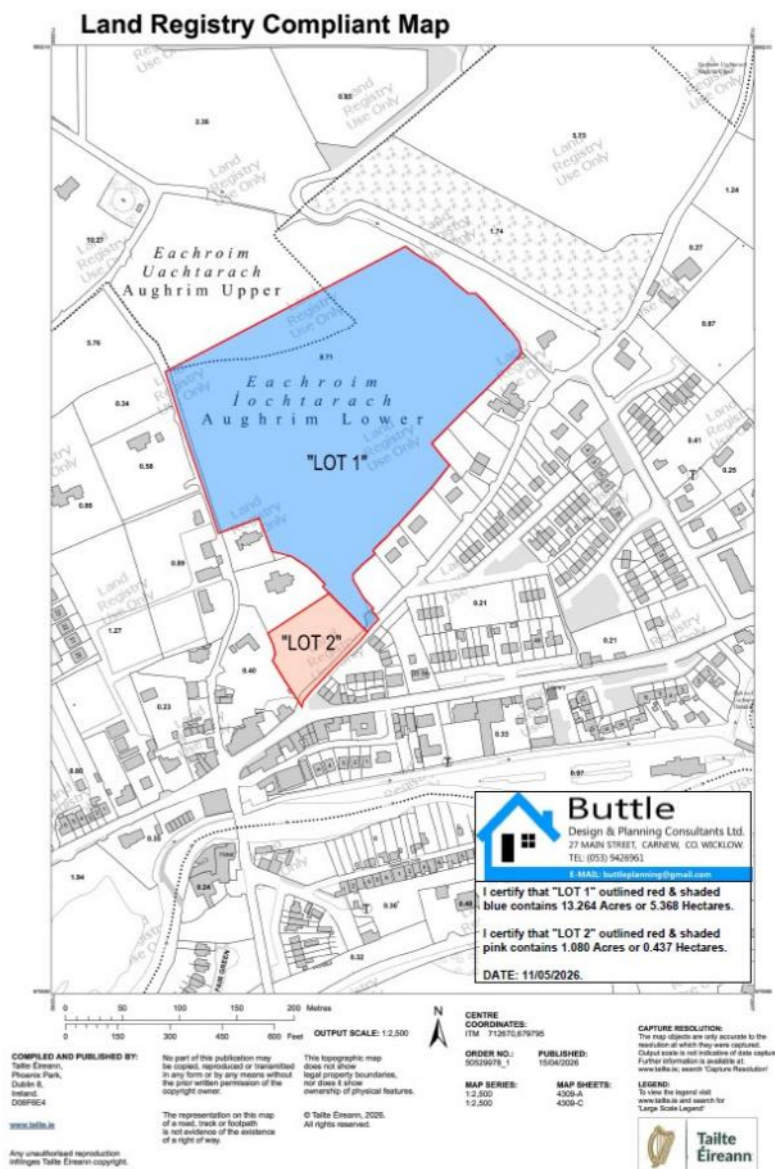
LOCATION:

This exceptional property is nestled in the heart of the Garden County, in a picturesque village renowned for its natural beauty and distinctive granite architecture. Aughrim is celebrated for its award-winning tidy towns heritage, scenic walking trails, and proximity to the Wicklow Way. There are a good range of shops & services, amenities including a café, primary school, creche, GAA club, soccer club, bowling club, and basketball club all contributing to Aughrim's strong sense of community and excellent quality of life. BrookLodge & Macreddin Village Hotel and Macreddin Golf Club are located 5km from the village, and Arklow & the N11 is 12km from the property leaving south Dublin is a comfortable one hour drive.

DESCRIPTION:

Lot 1 extends to approximately 13.2 acres and is identified under Specific Local Objectives (SLO). The majority of the lands (c. 11.8 acres) are zoned for New Residential development. Lot 2 extends to approximately 1.08 acres and is designated as Opportunity Site (OP1), with Town Centre zoning. Together, these lots present an exceptional opportunity with significant development potential in a highly sought-after location.

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.