



Stokes
PROPERTY

part of the Singer Vielle network

Farm c. 68 Acres / 27.53 Ha, Garrymore
Lower, Rathdrum, Co. Wicklow

ASKING PRICE: €700,000

FOR SALE BY PRIVATE TREATY

www.stokesproperty.ie | +353 1 2334600



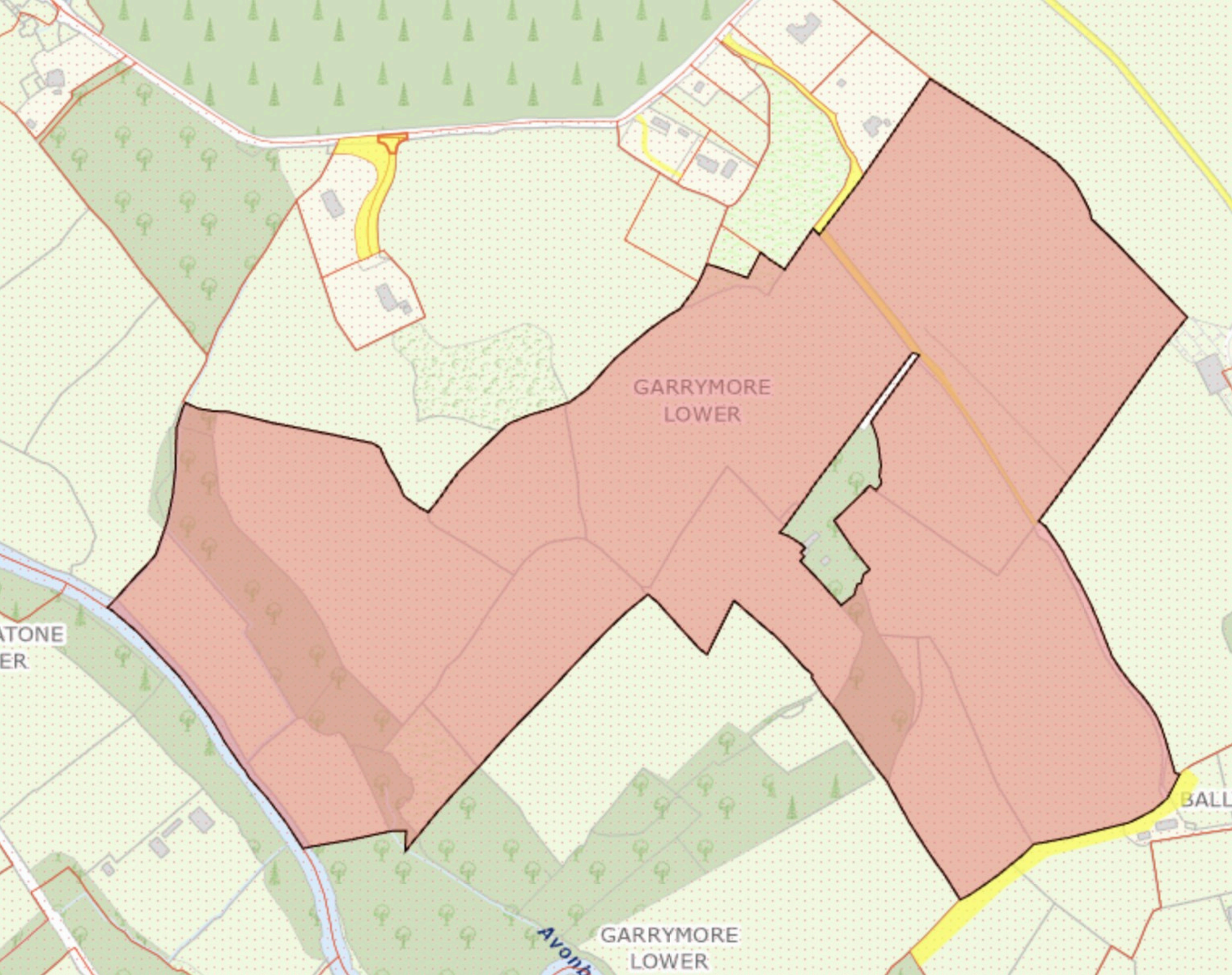
Exceptional opportunity to buy a large block of quality, south-facing, land c. 68 acres near Rathdrum, Co. Wicklow.

Location

Garrymore Lower is a rural townland c. 3km southwest of Rathdrum village. Rathdrum is approximately 60 km south of Dublin with easy access to the city by mainline rail. The farm is accessed via short right-of-way with electric gates off the Rathdrum to Greenan road. Greenan is c. 1.7km to the west and Ballinaclash is c. 2.5km to the south.

Description

The c. 68 acre farm has been in mixed use (pasture and arable) for many years. It has an ideal south-facing aspect and runs down to the Avonbeg river. Most of the farm is high quality, productive land. There is some scrub adjoining the river at the southern end of the farm. Subject to receipt of planning consents, the farm would be a wonderful location to build a home.



Title

Freehold title. (Folio WW 2761)

Note that the property is accessed via Right-of-Way and that there are two other Rights-of-Way crossing the farm. There is a cottage in separate ownership on c. 0.59 Ha / 1.45 acres close to the centre of the farm.



Viewing: By Appointment

Asking Price: €700,000

Contact: Simon Stokes - simon@stokesproperty.ie / +353 1 2334600

Stokes Property Consultants Ltd.

27 South William Street, Dublin 2. D02 RP86

PSR Licence No: 002615

Stokes Property Consultants Ltd. t/a Stokes Property and the Vendor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misrepresentation shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor or the Purchaser. 5. Neither the Vendor nor Stokes Property Consultants Ltd. t/a Stokes Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser shall be liable for any VAT