



NUGENT
AUCTIONEERS

Stone Ruin

Land
c. 1.72 hectares / 4.25 acres

For identification purposes only

LAND & RUIN VALLEYMOUNT BLESSINGTON CO. WICKLOW



Parcel of Land



c. 1.72 hectares
c. 4.25 acres



www.nugents.ie



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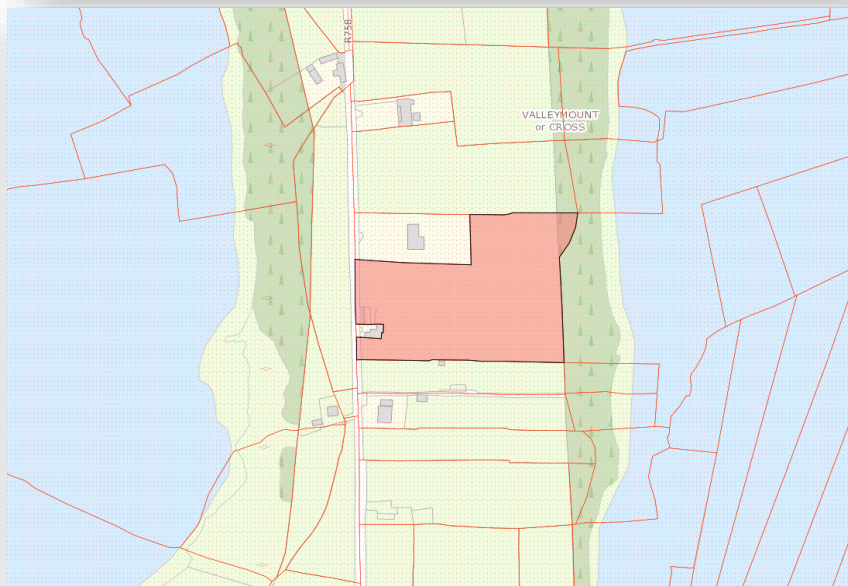
DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now offer for sale a most attractive parcel of land located in the peninsular village of Vallemount, Co. Wicklow. Measuring c. 1.72 Hectares (4.25 acres) in size and comprising part of folio number WW7643. The land currently in pasture has frontage onto R758 Road (Vallemount to Glendalough) and is of excellent quality. The holding is laid out in one division and there are the walls of a former stone building adjacent to the road that has remained derelict for many years. The eastern boundary is secured with concrete posts and wire fencing where it borders a strip of land between the Blessington Lakes and the property. This area is scheduled to become a focus point as a most exciting tourist location subject to the completion of the planned Blessington Lakes E Greenway. This holding should also appeal to prospective buyers with an interest in securing a property adjacent to the proposed Greenway for parking or commercial purposes subject to obtaining necessary planning approval.

LOCATION

From Main Street Blessington head southwest on the N81 and continue straight for approximately 3km, turn left onto the R758 for Vallemount, continue straight for 8km, the plot of land is located on the left-hand side.

AERIAL PHOTOS & MAPS





SERVICES

- Mains Water & Electricity adjacent

ADDITIONAL INFORMATION/FEATURES

- An attractive land holding in a scenic location.
- Stone ruin
- Good road frontage
- Gated access point adjacent to ruin
- Laid out in one division.
- Well fenced
- 600m from Vallemount Village.

PRICE REGION AMV: €170,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.