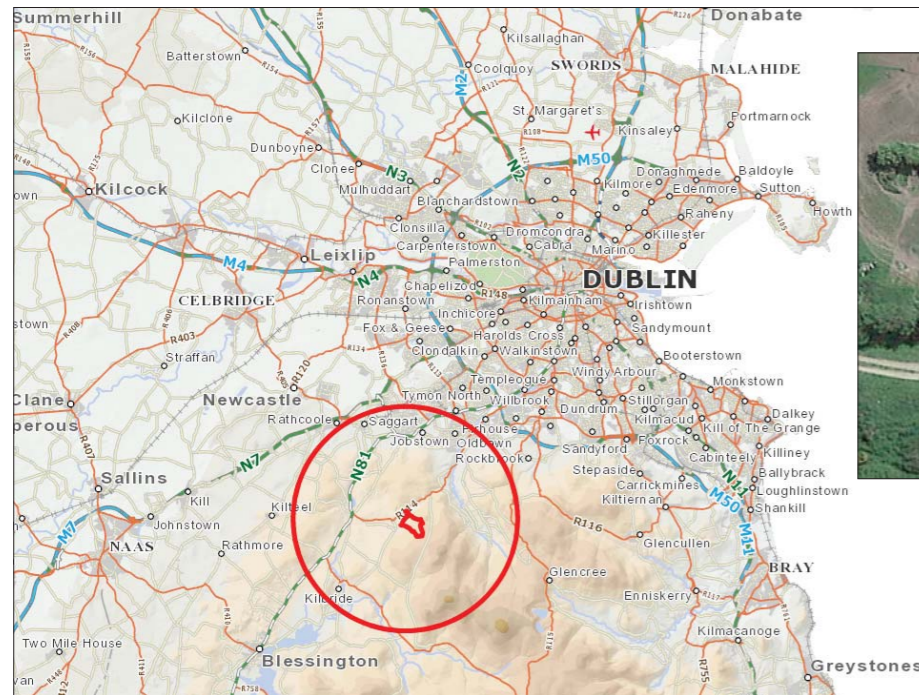


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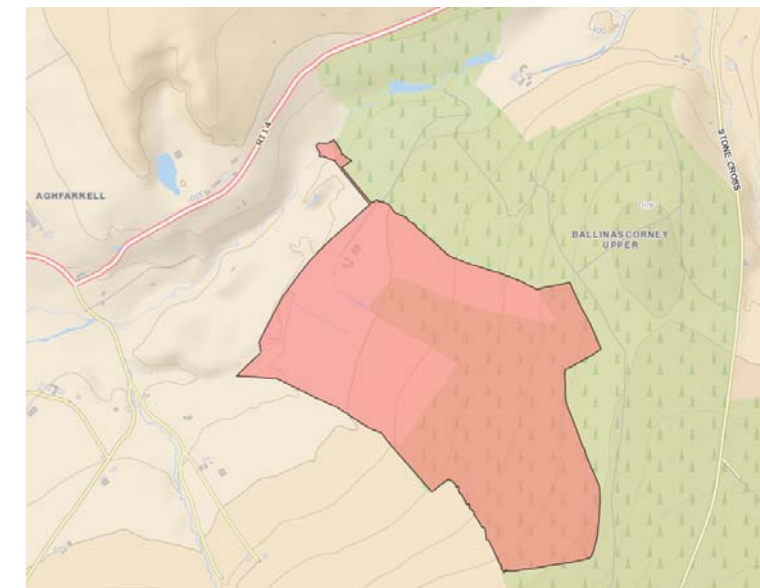
ON THE INSTRUCTIONS OF DUFF AND PHELPS (IRELAND) LIMITED,
 STATUTORY RECEIVERS OF VUE THREE SIXTY LIMITED (IN RECEIVERSHIP) **DUFF & PHELPS**

**77.55 HA (191.6 ACRES) AT BALLINASCORNEY UPPER,
 CO. DUBLIN**



01-638 2700

- Forestry and grazing land for sale in one lot
- Containing approx. 43.3 ha. (107 acres) semi-mature Sika Spruce planted c.1990 along with 34.25 ha (84.6 acres) of grazing land
- Of interest to forestry investors and farmers
- Conveniently situated on the Dublin/Wicklow border on the R114 Tallaght to Brittas road and close to amenities.
- Right-of-Way 3.4m width access from both the public road through Coillte lands and over other adjoining lands.
- There is a ruined single storey farmhouse, stone farm outbuilding and a hay barn situated on the lands.
- Zoned "To protect and enhance the outstanding natural character and amenity of the Dublin Mountains area"





LOCATION AND DESCRIPTION

The lands are located at Ballinascorney Upper on the southern side of the R114, 17km south west of Dublin City Centre. This is an upland area close to the Dublin and Wicklow border and is designated as an area of outstanding natural character and amenity. It is close to Butter Mountain and Corrig Mountain as well as the River Dodder passing through the Glenasmole Valley and Bohernabreena reservoir and waterworks on the way from Kippure to Dublin and the sea.

There is a ruined single storey farmhouse, stone farm outbuilding and a hay barn situated on the lands. There are currently horses grazing the lands under a temporary licence arrangement with the receivers.

Directions:

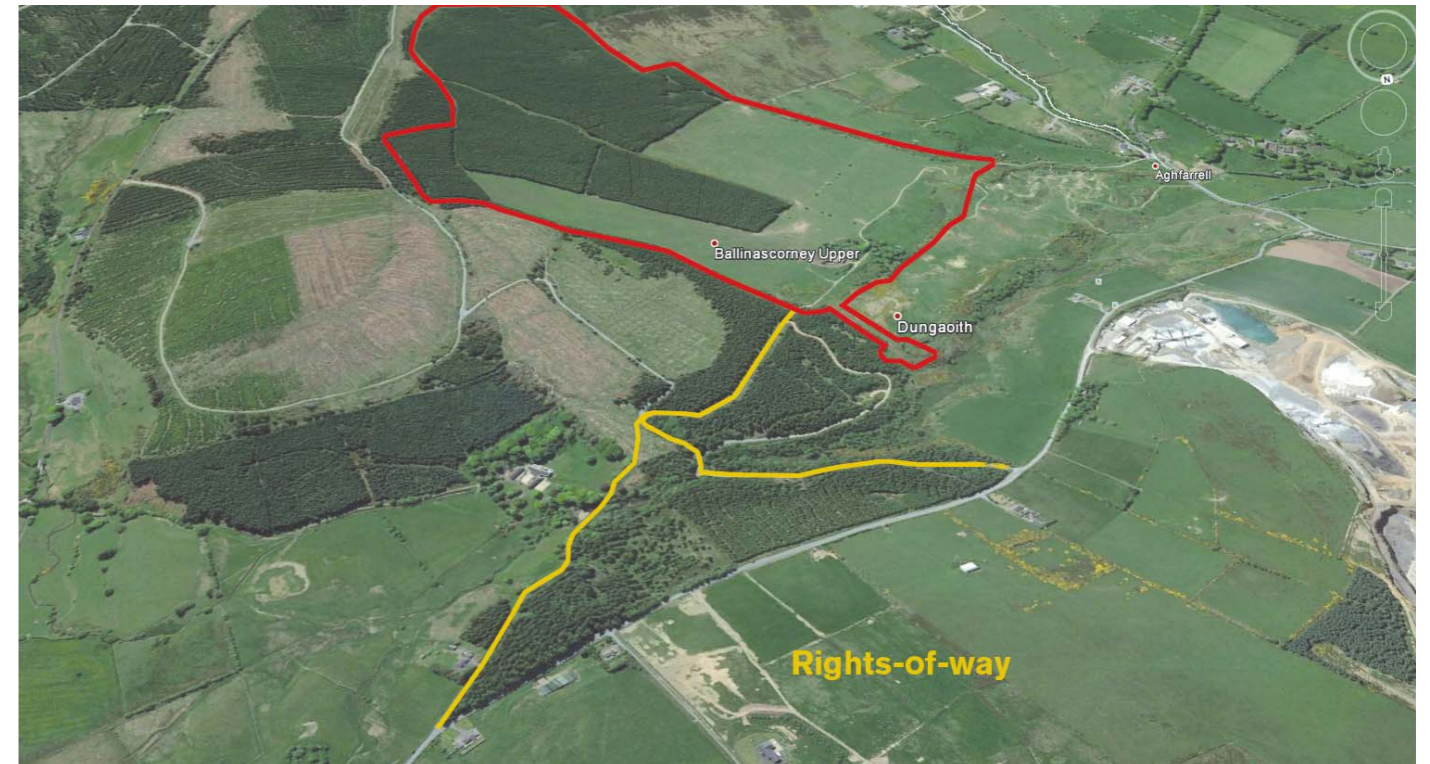
Coming from the South Dublin suburbs take the R114 Firhouse Road to Old Bawn Shopping Centre, which intersects with the R113. Proceed straight on in a southwest direction along the R114 (The Bohernabreena Road Lower leading onto the Ballinascorney Road) for 6.0km and arrive at the Coillte forest entrance on the left hand side.

Coming from the N81 Dublin to Blessington Road turn onto the R114 at Brittas and then travel 3.5km to the Coillte forest entrance, which will be on your right hand side.

The Coillte barrier at the road is kept locked and the lands are a 1km (10 minute) walk up the right of way as shown on the attached map to arrive at the farm gate.

PLANNING

The lands are located in an area zoned Objective HA-DM "To protect and enhance the outstanding natural character and amenity of the Dublin Mountains areas" under the South Dublin County Council (SDCC) Development Plan 2016 to 2022. Part of the lower section of the lands in sale are situated in an area classified as a "Geological Site for Protection". Note: Intending purchasers are advised to consult the SDCC Development Plan for further details.



FORESTRY INFORMATION

The holding contains approx. 43.3 ha. (107 acres) of semi-mature Sika Spruce (SS) (*Picea Sitchensis*) forestry planted c.1990 with the balance of 34.25 ha (84.6 acres) of grazing land.

The receivers were advised in July 2015 that the growth rates and plant health was generally very good. The forest has not been thinned and top heights were measured in 2015 at up to 17m in one plot. The yield classes assessed ranged from 16 to 24 and the average yield class derived from sample plots was assessed as being in excess of YC20. Note: This forestry information is offered without responsibility on the part of the vendors or Lisney and intending purchasers should seek their own independent advice from a forestry consultant.

We understand that the Government is committed to the continued development of Ireland's forests by providing grants and annual compensation payments. Intending purchasers should seek advice as to the suitability or otherwise of the grazing land for future forestry or contact the Forest Service, Department of Agriculture, Fisheries and Food, Johnstown Castle Estate, Co. Wexford, Tel: 053-9160200; Web: www.agriculture.gov.ie/forests-service.

SERVICES

The lands are not connected to mains services. The River Brittas borders the northwest corner of the lands.

TITLE

The lands are held under freehold title.

RIGHTS-OF-WAY

The lands in sale (Folio DN355) are offered for sale with the

recently acquired benefit of a 3.4m wide right-of-way access leading from the R114 public road, for agricultural and forestry purposes only, through the adjoining Coillte Teoranta lands. In addition, the lands in sale have the benefit of a 1935 burden registered on Folio 169662F that provides a right to the registered owner of Folio DN355 to "pass and repass" over the adjoining lands (Ballinascorney House).

PRICE

On application.

SOLICITORS

Eversheds, One Earlsfort Centre, Earlsfort Terrace, Dublin 2. Tel: 01 6644200. Ref: T O'Malley.

VIEWING AND FURTHER INFORMATION

By appointment. Contact Ross Shorten or JP Flynn of Lisney on 01 6382700.

