



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

**ALL CORRESPONDENCE TO:**

Market Square House, Aughrim,  
Co. Wicklow.

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## **Ballinabarny, Greenane, Rathdrum, Co. Wicklow**



**For Sale by PUBLIC AUCTION**

**Thursday 25<sup>th</sup> November 2021 @ 3.00pm  
The Glenmalure Lodge and online with LSL Auctions**

### **CIRCA 32 ACRES OF LAND**

O' Neill & Flanagan offers to the market C. 32 acres / C.12.9 hectares agricultural holding including outbuildings and dwelling house. It will be offered to the market in four different lots.

Located in scenic area close to Greenane, each lot is accessible by gated entrance from road.

Land is presently in grass with natural boundaries of mature trees.

Suitable small holding potential for a wide number of uses, dwelling suitable for further development.

***Auction will be conducted in line with Covid 19 regulations – all interested parties must register with our Aughrim office prior to attending Auction.***

**Legal:** Augustus Cullen Law, 7 Wentworth Place, Wicklow, Co. Wicklow

Tel: 0404 67412

Email: [info@acslaw.com](mailto:info@acslaw.com)



In Conjunction with



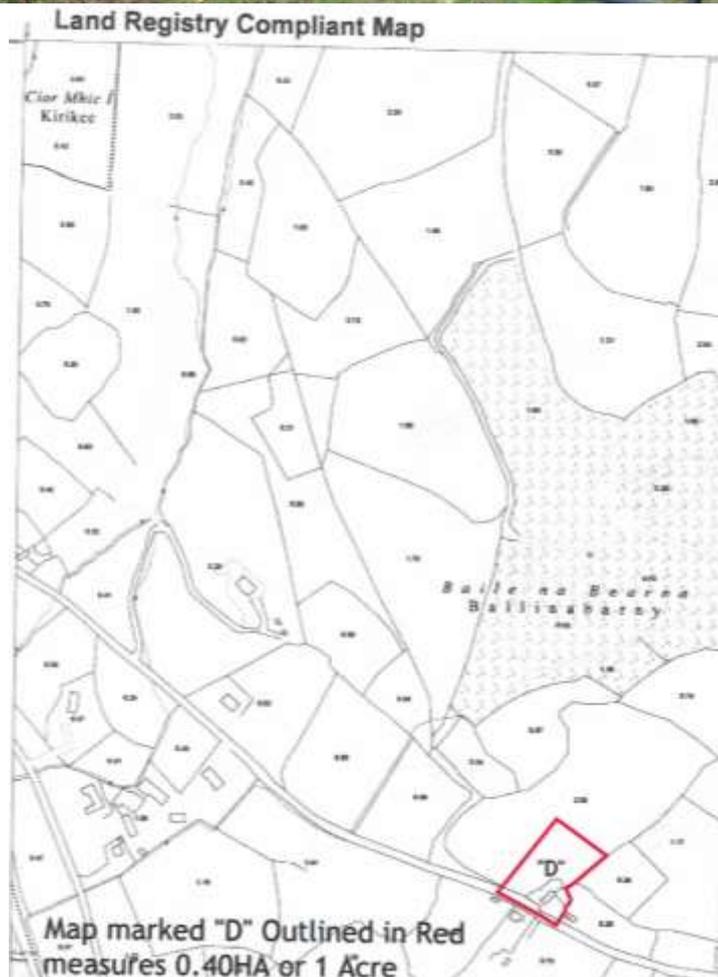
**LSL  
Auctions**



**BRANCH OFFICE:** Fitzwilliam Square, Wicklow Town, Co. Wicklow. Tel: 0404 66410 PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

## LOT 1: Dwelling House on C. 1 acre / C. 0.40 Hectare



### Dwelling House –

Stone built traditional dwelling with corrugated iron roof, laid out over three rooms, number of traditional features. Yard and two stone outbuildings accessed by two gates off unnamed regional road. Unoccupied for a number of years, in need of renovation and modernisation.

**Services:** Electricity on site (currently disconnected),  
Heating provided by open fireplace.

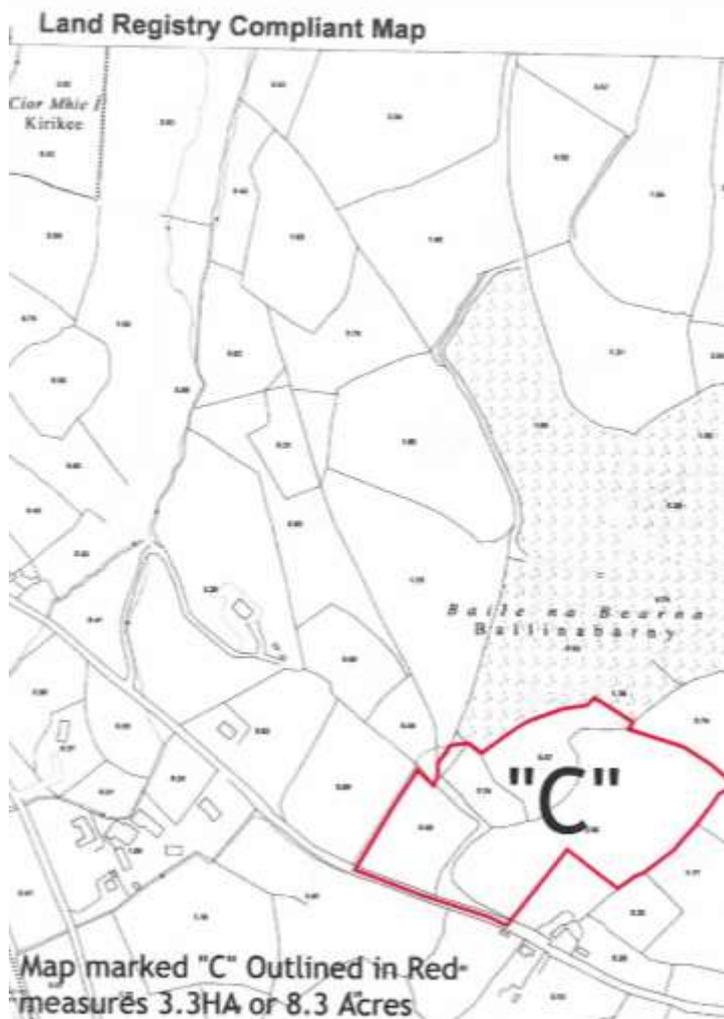
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## LOT 2: C. 8.3 Acres/ 3.3 Hectares



Land accessed by gate off unnamed regional road.  
Dry parcel of land suitable for many uses.



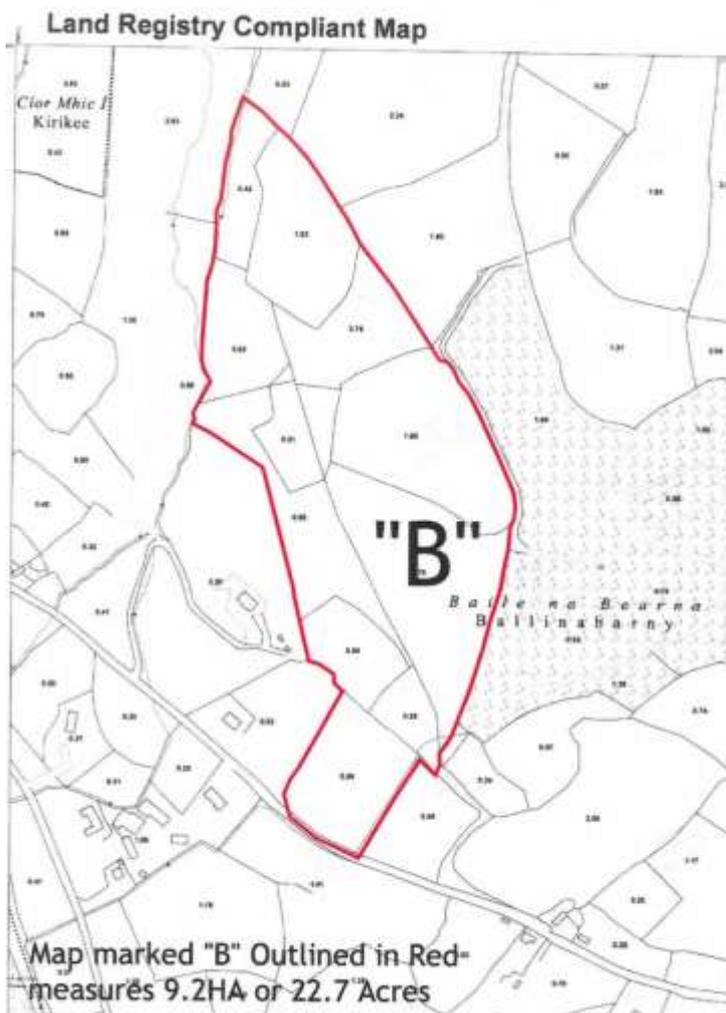
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## LOT 3: 22.7 Acres/ 9.2 Hectares



Land accessed by gate off unnamed regional road.  
Dry parcel of land suitable for many uses.



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**LOT 4: ENTIRE - C. 32 Acres/ 12.9 Hectares and Dwelling**



**Land Registry Compliant Map**



**Map marked "A" Outlined in Red" measures 12.9HA or 32 Acres.**

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**Directions:**

From Rathdrum Main St/R755 toward Back Ln,  
Turn right onto Brewery Ln  
Continue onto Fair Green  
Continue onto Sunny Terrace  
Sunny Terrace turns slightly left and becomes Greenane Rd  
Continue on Greenane Road (Road to Kirakee)  
Property on right hand side of road- Signs at all entrances.

**Please Note all maps below for illustration purposes only.**



**LOT 1: Dwelling  
House on C. 1 acre  
/ C. 0.40 Hectare**



**LOT 2: C. 8.3 Acres/  
3.3 Hectares**

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**Lot 3: 22.7 Acres/  
9.2 Hectares**



**LOT 4: ENTIRE -  
C. 32 Acres/ 12.9  
Hectares and  
Dwelling**

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