



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

**ALL CORRESPONDENCE TO:**

Market Square House, Aughrim,  
Co. Wicklow.

TEL: 0402 36783

WEB: [www.oneillflanagan.com](http://www.oneillflanagan.com)

EMAIL: [info@oneillflanagan.com](mailto:info@oneillflanagan.com)

# BALLINACARRIG LOWER

## Ballinaclash, Rathdrum, Co. Wicklow



**For Sale by Private Treaty**

**CIRCA 7.26 ACRES / 2.94 HECTARES**

**Folio No. WW34882F**

Agricultural land with some road frontage on the R753 (Ballinaclash to Rathdrum). The land is being offered to the market on the "as is", suitable as a small holding, currently planted in forestry. Stream borders land as shown on map. Located approximately 1km from Ballinaclash.

Contact our Aughrim office today to register your interest.

**Guide Price: €150,000**



**BRANCH OFFICE:** Fitzwilliam Square, Main Street, Wicklow, 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 stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.



Sample of trees on lands

Gated Entrance



Land Direct Map

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**Directions:** From Rathdrum, head south on Main Street / R755 Back Lane, continue for 400m, turn Right onto R752. Turn right towards R753, travel for 170m. Slight right onto R753 travel for 750m. Land is located on the left. Sign at entrance.

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