



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

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Ballycarrigeen, Rathdrum, Co. Wicklow



For Sale by PUBLIC AUCTION

Thursday 08th July 2021 @ 2.30pm
The Glenmalure Lodge and online with LSL Auctions

CIRCA 32.34 ACRES OF LAND

Folio No. WW10707

O' Neill & Flanagan offers to the market on behalf of the Reps of Mr. Matthew Doyle C. 32.34 acres / C.13.09 hectares agricultural holding including hayshed and dwelling house. Located in scenic area close to Greenan, 3.6km from Rathdrum, accessed by laneway from the Greenan to Rathdrum road. Land is presently in grass with natural boundaries of mature trees, in ten divisions, land is of marginal quality in need of reclamation.

Suitable small holding potential for a wide number of uses, dwelling suitable for further development subject to planning permission been obtained from Wicklow County Council.

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



In Conjunction with



LSL
Auctions

<https://www.lslauctions.com/LotDetail-ONEILL-953504>



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 stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Details of Land

- Situated in the townland of Ballycarrigeen, Rathdrum
- Mature native trees at boundary
- Agricultural land of good quality in need of reclamation
- Accessed from road (Greenan to Rathdrum) by laneway
- Please note new owners will be required to register new rite of way to the property.
- Agricultural land of marginal quality
- Included on lands – two bay hay shed with lean to on either side.
- Small holding potential.



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Dwelling House – circa 41.29 sq m

Stone built traditional dwelling with corrugated iron roof, laid out over three rooms, number of traditional features including bifold door at entrance.

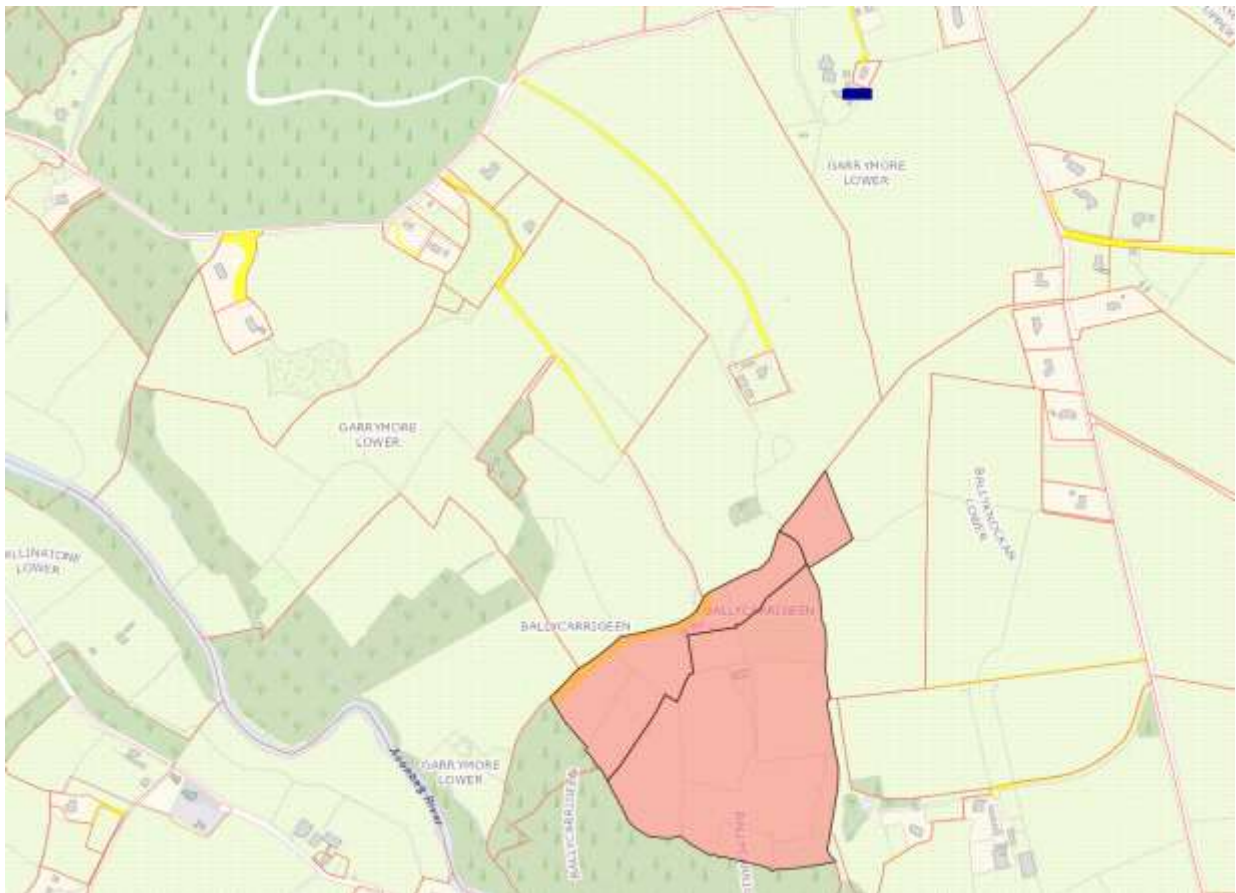
Unoccupied for a number of years, in need of renovation and modernisation.

Services: Electricity (connections in place currently disconnected),
Heating provided by open fireplace.



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
Travel 3.6km
Entrance to laneway is on the right – Sign at entrance.



Land Direct Map

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