



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

Market Square House, Aughrim,
Co. Wicklow.

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Carriglinneen, Glenmalure, Rathdrum, Co. Wicklow



For Sale by PUBLIC AUCTION

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

CIRCA 8.84 ACRES OF LAND

Folio No. WW2726

O' Neill & Flanagan offer to the market on behalf of the Repts of Mr. Matthew Doyle C. 8.84 acres / C.3.58 hectares of agricultural land with derelict dwelling. Located beside Ballinacor GAA Club, close to the scenic location of Glenmalure, Co. Wicklow. With some road frontage on the Greenan to Glenmalure road, lands also border the Avonbeg river. Presently in grass with natural boundaries of mature trees.

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-952780>



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 Property

- Situated in the townland of Carriglinneen, Rathdrum
- Mature native trees at boundary
- Borders Avonbeg river
- Some road frontage
- Access by gateway
- Agricultural land of marginal quality
- Small holding potential.
- Derelict dwelling –stone built traditional dwelling with corrugated iron roof, laid out over two rooms



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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

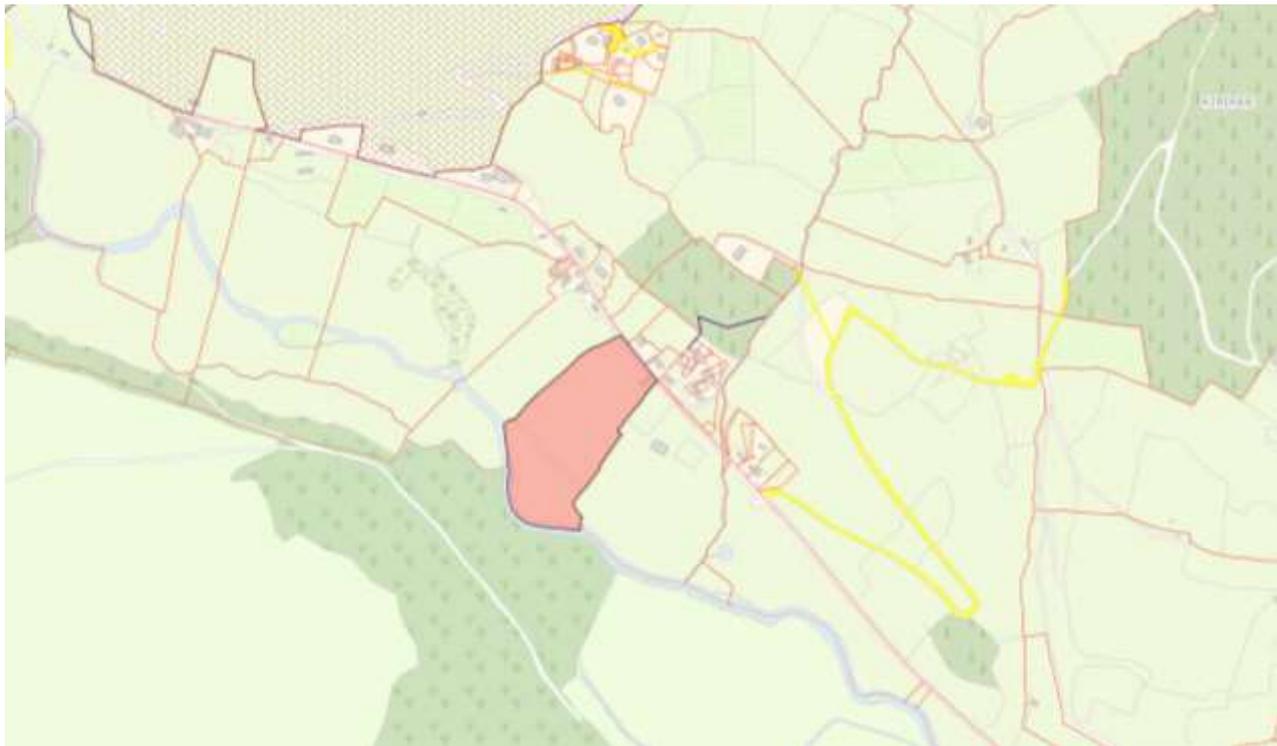
Travel along Greenane Road at Byrnes Village Shop turn onto Riverside (Signpost for Glenmalure)

Travel 3.9km

Entrance to property is on the left – Sign at entrance

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Land Direct Map

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