



O'Neill &
Flanagan

McDONNELL
PROPERTIES

208 Acres, Wicklow Town, Co. Wicklow



For Illustrative Purposes Only

For Sale by Private Treaty

Situated just minutes from Wicklow Town and within easy reach of the M11, the lands combine scale, location, and long-term potential. This substantial 208 acres (84.2ha) landholding adjacent to Wicklow Town offers spectacular sea views, farming opportunities and potential for future development

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O NEILL AND FLANAGAN Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

Mc Donnell Properties Ballinahinch, Ashford, Co. Wicklow, A67CX61 **Tel:** 0404 42828 **PSRA No.:** 001875

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

This impressive 208-acre landholding at Ballyguile More & Ballyguile Beg, represents an exceptional opportunity to acquire a substantial block of land in one of County Wicklow's most accessible and strategically located areas.

The Lands are accessed by a shared lane capable of taking a range of vehicles and farm machinery including articulated lorries.

Situated just minutes from Wicklow Town and within easy reach of the M11, the lands combine scale, location, and long-term potential.

The property comprises a large, continuous block of agricultural land laid out in one large parcel

- Predominantly south facing, gently elevated lands.
- Currently in tillage.
- Suitable for multiple agricultural uses.
- Well defined boundaries.



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The lands are held under a single freehold folio (WW46029F)

- Clearly delineated parcel structure (as per Land Registry mapping)
- Approx. 84.42 hectares / 208.6 acres
- 5 registered plans within the folio

Farmyard includes



- Storage barn – 30m2 x 18m2
- Bunded Omex tank
- The adjoining hard-core yard extended to approximately ½ acre, offering ample storage for large machinery and farming equipment.
- Natural water supply
-



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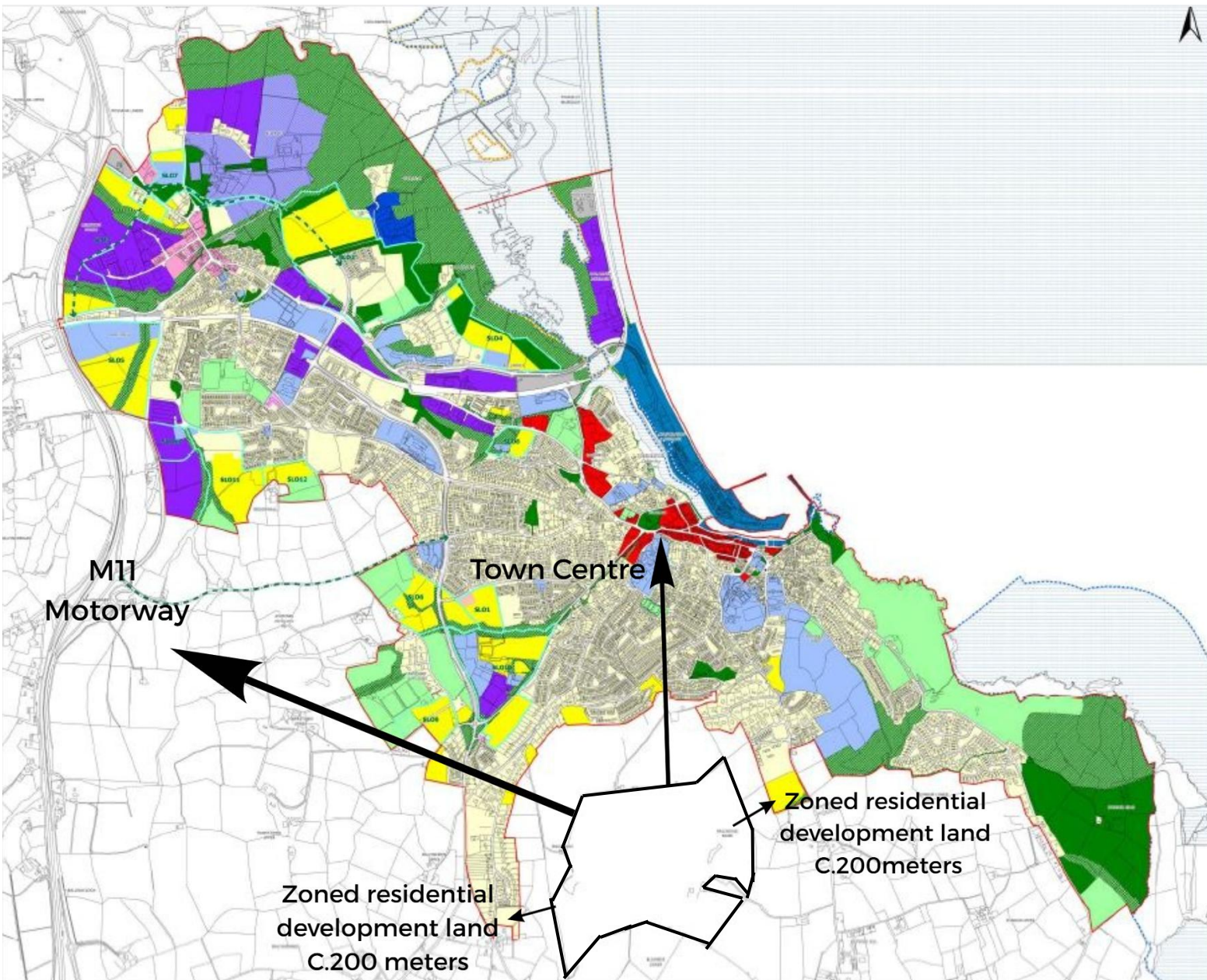
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Future potential

- Development potential with lands Zoned Residential less than 200meters away from two sides
- Ideal topography for solar arrays
- Conservation or environmental purpose
- Forestry

Above subject to the necessary consent

Land use and Zoning Map for the Wicklow Town – Rathnew LAP 2025 - 2031



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