



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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Ballinastraw, Glenealy, Co. Wicklow



For Sale by Private Treaty

Circa 1 acre / circa 0.40 hectares of forestry land, located on regional road.

The land is being offered to the market on the “as is” OR subject to Planning Permission been obtained.

Guide Price: €55,000 as is or €110,000 subject to pp

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

1-acre forestry site in Ballinastraw, Co. Wicklow (near Glenealy in County Wicklow, Ireland):

Approximately 1 acre (about 0.40 hectares) of land. Currently in forestry, Situated in the townland of Ballinastraw, on a regional road near Glenealy, Co. Wicklow, a rural area with scenic countryside views

Being on a regional road gives road access, and the lands would suit people local to the area potentially for private use, forestry planting, or future development, depending on permissions granted by Wicklow County Council

Ballinastraw is a rural townland near Glenealy in Co. Wicklow. The wider area includes farmland, small woodlands, and countryside landscapes typical of Wicklow's rolling hills.

It's not far from Rathdrum and other larger villages/towns in Wicklow, with amenities all within a short drive from the site.

Buying the land subject to planning permission could allow for alternative uses (e.g., building a rural dwelling) if planning is granted, although Wicklow has strict local needs restrictions and countryside planning is controlled.

Local needs, rural housing policy, and site suitability, An acre gives opportunity, but approval depends on, please ensure you speak to a local architect to ensure that you meet the requirements

There are no services on the site.



Road frontage



Please note – boundary lines are for illustrative purposes only

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Directions: From **Glenealy** – head southwest on R752 toward Carrig View (3.7km), turn right (1.3km) turn left (900m) turn right (1.7km) sign at site location.

From **Rathdrum** – head north on Main Street / R755 toward Lower St (90m), turn right onto Lower Street(450m) continue on R752 (240m), turn left (600m), slight right (3.0km) Sign at location.

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