



OATLANDS FARM

Oatlands, Glenealy, Co Wicklow



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Oatlands, Glenealy, Co Wicklow, A67 E425

M11 2 km, Wicklow Town 7 km, Rathdrum 9 km, Arklow 21 km, Dublin City 49 km, Dublin Airport 63 km
(all distances approximate)

Extensive dairy farm in the heart of Wicklow

18th Century house occupying a private position with 3 principal reception rooms, 6 bedrooms

Formal gardens, walled garden, tree-lined avenue

Gate Lodge (3 bedrooms), Historic range of outbuildings and stores

21-unit herringbone parlour and over 280 cubicles

Productive land in a contiguous block including 211 acres tillage/ploughable pasture
and 25 acres woods

Excellent access network

Entitlements to the Basic Income Support for Sustainability (BISS) Scheme

About 268 acres / 108 hectares in total

For Sale by Private Treaty as a Whole

Savills Residential & Country Agency
33 Molesworth Street
Dublin 2
Tel: +353 (0)1 618 1300
PSRA Licence 002223



Description

Oatlands Farm is a notable agricultural holding extending to about 268 acres (108 hectares) in a single, contiguous block of productive grassland. Situated in a peaceful rural setting near Glenealy in County Wicklow, the farm enjoys excellent accessibility, with the M11 bordering the farm and Dublin International Airport approximately 63 kilometres distant.

The farm includes a traditional 18th Century residence and an attractive gate lodge, both offering considerable potential. Set within mature surroundings, these buildings present an excellent opportunity to establish a charming and characterful residential core at the heart of the holding.

A key component of Oatlands is its well-developed dairy infrastructure. The farm is equipped with a modern dairy complex, which includes a 21-unit herringbone milking parlour, cubicle housing for the dairy herd, slurry storage, and silage pits. The land is currently laid out in grass and supports a functioning dairy operation.

The farm is currently vacant with the dairy herd sold earlier in 2025. Typically, two to three cuts of silage are taken annually, with other fieldwork, such as slurry spreading and reseeding, contracted out.

Oatlands benefits from excellent access and infrastructure, including a network of internal farm roadways, good fencing, and a reliable piped water supply. The land is of good quality and suited to both grazing and silage production, with a portion adaptable for tillage.

In addition to the main dairy enterprise, traditional stone outbuildings and a derelict cottage offers further development potential, either for residential use (subject to necessary consents) or for agricultural support.

Oatlands Farm offers a rare opportunity to acquire a compact yet highly productive dairy unit in the heart of County Wicklow, with strong underlying residential and amenity potential.

Situation

Oatlands Farm is situated in the peaceful and idyllic, leafy setting of County Wicklow. County Wicklow, known as “the Garden of Ireland”, offers unspoilt countryside with mountains, upland lakes, steep- sided glacial valleys, forests, and farmland, together with a wonderful coastline and sandy beaches.

Oatlands Farm is conveniently located between the County town of Wicklow (7 km) and the market town of Rathdrum (9 km). Both towns provide a range of amenities, including supermarkets, pubs, restaurants, professional services, and retail stores. Wicklow Town is positioned on the coast and includes an active harbour as well as multiple boating and fishing opportunities.

The farm benefits from an excellent transportation system located just 2 kilometres from the M11 motorway, which connects Dublin to Wexford. Dublin’s International Airport is 63 kilometres to the north, while Dublin Port is 54 kilometres distant with regular sailings to the UK and Europe. There are railway stations in both Rathdrum and Wicklow Town, with regular services to Dublin City.

There is a diverse range of recreational activities in County Wicklow, including superb links and parkland golf courses, an abundance of field and water sports, and many designated walking routes along the famous Wicklow Way, which takes in the most stunning scenery. Kilnamanagh More Wood (2 km) is a spectacular spot for walking and hacking. The magnificent National Botanic Gardens at Kilmacurragh are situated just 2 kilometres from the property and are particularly famous for their conifer and rhododendron collections.

The glorious golden beaches of the East Coast, in addition to fishing harbours and opportunities for boating and sailing, are all within a short drive. For the equestrian enthusiast, there is a range of sporting activities with various show jumping venues, cross-country pursuits, polo and pony clubs in the surrounding area. Local hunts include the Wicklow Hunt, East Wicklow Harriers and Bray Hunt, which meet weekly during the season. There are also driven pheasant shoots in the nearby area.

The land is situated in an area which is renowned for its productive farmland and, as such, it is well served by grain merchants, agricultural machinery suppliers and livestock marts.

There is a great selection of both primary and secondary schools serving the local area.



Oatlands House

Oatlands House is an elegant period residence occupying a commanding, elevated position at the heart of the farm, offering far-reaching views across the surrounding countryside.

Dating from the late 18th century, the house is designed in a refined Regency-Neo-Classical style, with well-balanced proportions and a hipped slate roof. The rear of the house is believed to be older, reputedly part of an original tower house. The property is approached via a sweeping driveway lined with mature trees, culminating in a generous parking area to the front.

Extending to approximately 5,112 sq ft, the principal accommodation is arranged over two storeys, with an additional attic bedroom, and showcases a wealth of period features, including decorative cornicing, original sash windows, and detailed architraves.

The property has undergone a number of sympathetic refurbishments under the current ownership. Most notably, the roof, the majority of the windows, and the full external render were replaced in the 2000s, with all works carried out in line with the Heritage Council.

The light-filled entrance hall, accessed via a glazed porch, opens into the principal reception rooms. The drawing room and dining room, both located to the front of the house, enjoy views over the surrounding landscape. Also on the ground floor are a spacious office, a utility room, and a breakfast room which leads into the kitchen, complete with an Aga and fitted cabinets.

The main bedroom accommodation is located on the first floor, comprising five well-proportioned bedrooms and two-family bathrooms. A sixth bedroom is located on the second floor, offering additional flexibility for guests or staff.



Gardens & Grounds

The house is set within mature garden grounds and established estate parkland, creating a picturesque and tranquil setting. A particular highlight is the wide variety of mature trees, including notable specimen trees that contribute to the landscape's colour, structure, and seasonal interest, while also offering shelter, privacy, and amenity.

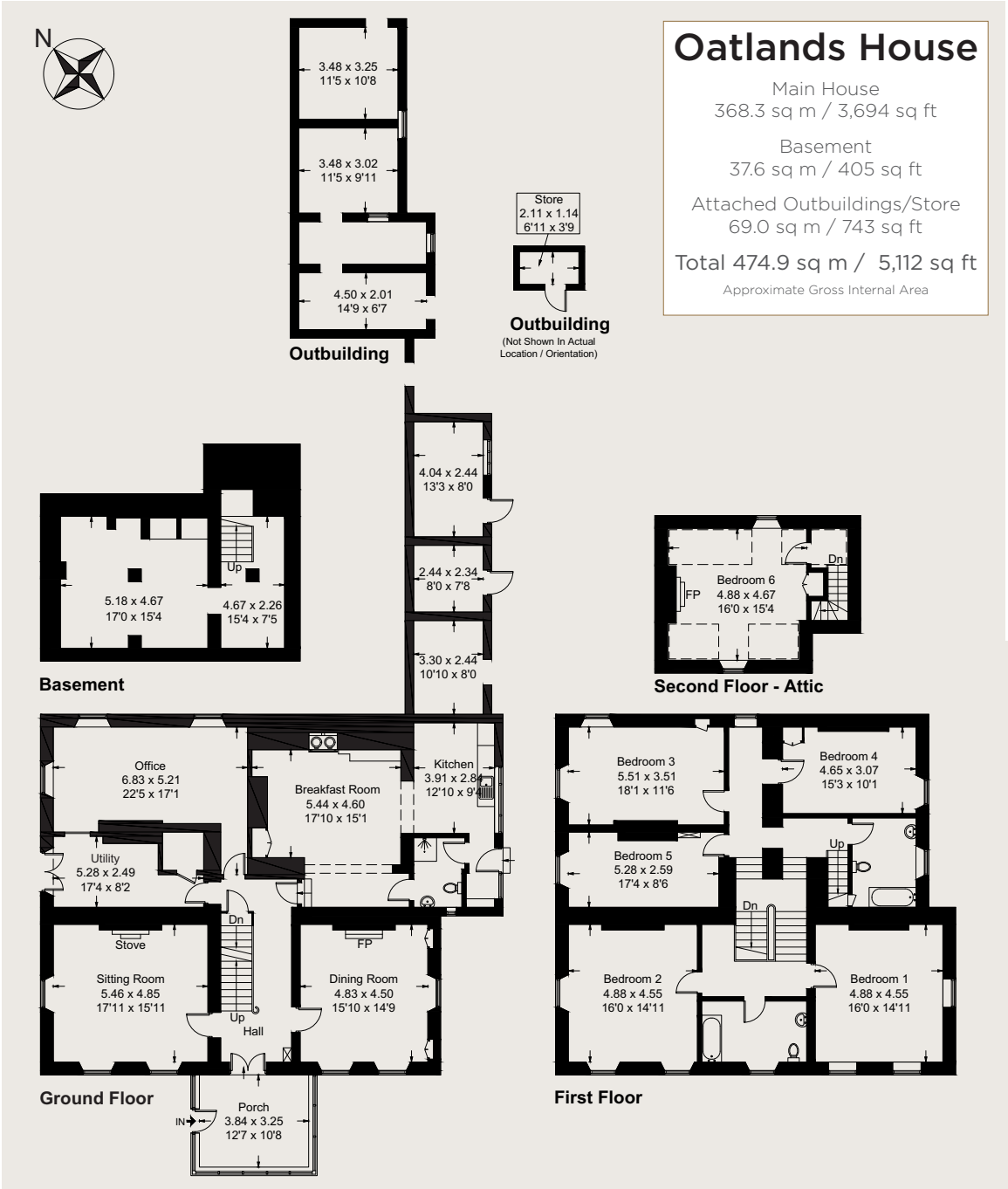
To the side of the house lies a traditional walled garden, currently laid to grass, offering excellent potential for restoration or cultivation.

Gate Lodge

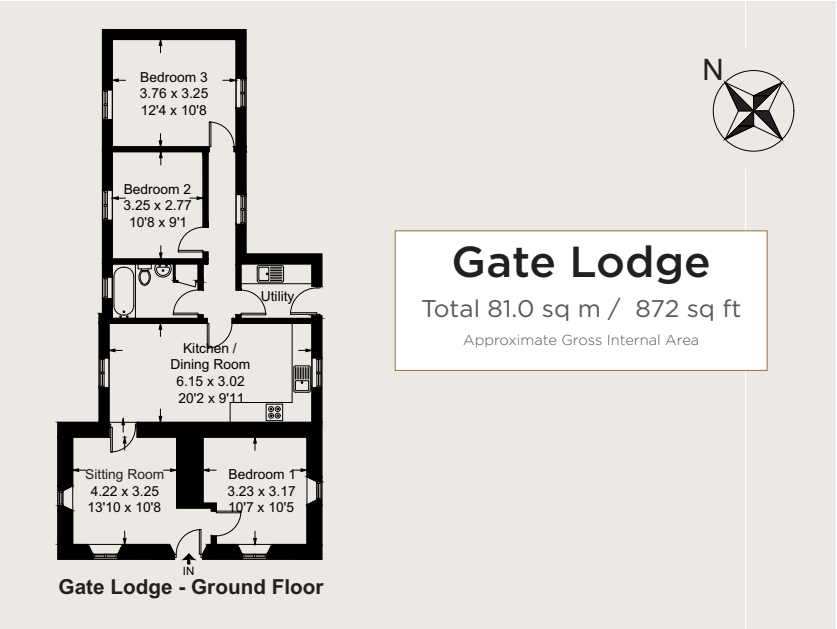
Located at the main entrance to the farm is a detached gate lodge, which has been renovated in recent years. The accommodation is arranged on a single level and includes a sitting room, kitchen/dining room, bathroom, and three bedrooms. The lodge also benefits from a small, easily maintained garden.

Traditional Outbuildings

Beyond the house and to the east is a range of traditional outbuildings, which offer scope for renovation subject to planning permission. A derelict cottage also lies within the farmyard and offers the potential for renovation..



Derelict Farm Cottage



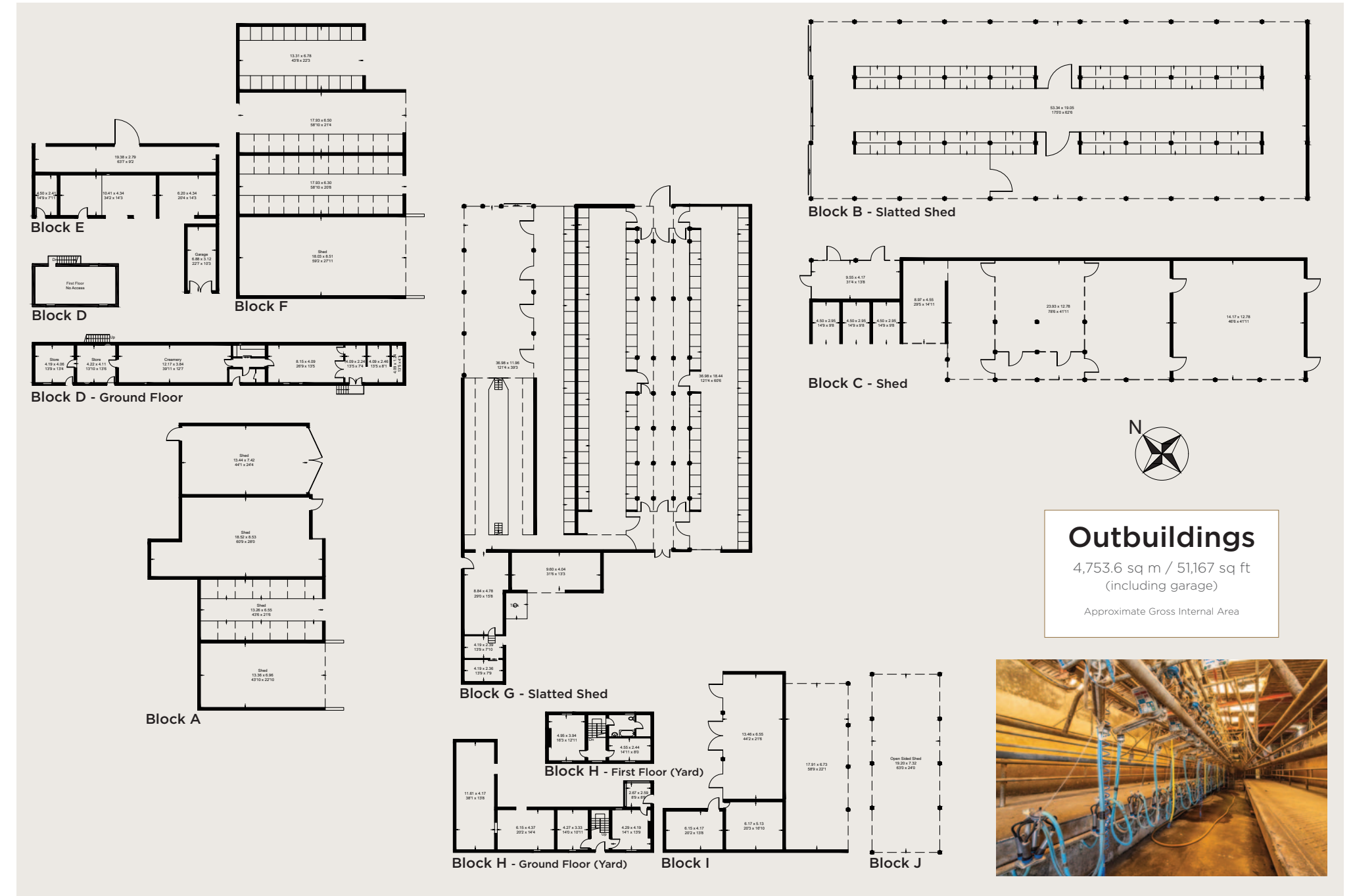
Farm Buildings

The farm buildings at Oatlands offer extensive accommodation for livestock, as well as ample storage for winter fodder, machinery, and slurry. Positioned beyond the traditional outbuildings, they are accessed via a dedicated farm entrance, ensuring a clear separation between the residential and working elements of the farm.

The holding includes a substantial dairy complex with cubicle housing for up to 330 cows and heifers, dedicated young stock accommodation, and calving pens. The buildings are serviced by a single-phase mains electricity supply, supported by a tractor-powered backup generator, and benefit from a private water supply.

At the heart of the dairy enterprise is a modern 21-unit herringbone parlour, complemented by an 18,000-litre Packo bulk tank, collection area and various stores. The principal cubicle shed lies to the east of the parlour and includes 128 cantilever cubicles, while an additional cubicle shed to the north of the yard accommodates a further 160 cubicles.

Additional infrastructure includes silage pits, feed and bedding stores, slurry storage, feed silos, and machinery sheds. A detailed layout of the farm buildings is provided in the accompanying plans.





Farmland

The productive farmland at Oatlands lies within a contiguous block. It is in excellent heart and has been well tended to by the current owners. In addition to producing excellent swards of grass, the versatile land has the ability to grow cereals.

The fields are of a good workable size and layout for modern farming. The topography is generally level or gently undulating, with a high point of 74 metres / 242 feet above sea level on the western boundary and a low point of 49 metres / 162 feet above sea level on the southern boundary.

A feature of the land is the excellent access throughout the estate, including good frontage onto a number of public roads and an extensive network of internal cow tracks and roadways. The current owners have made substantial investment and improvements to the land and infrastructure during their ownership, in particular, the internal road network, fencing, drainage, water supply and reseedling.

The field boundaries are well-maintained, with hedgerows and electric fences throughout, while there is a piped water supply to all fields.

The land can be classified as follows:

LAND TYPE	ACRES
Tillage/Ploughable Pasture	211
Woodland	25
Miscellaneous	32
TOTAL	268



General Remarks & Stipulations

VIEWING

Strictly by appointment with Savills Residential & Country Agency. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, especially around the farmyard.

DATA ROOM

Further detailed information will be available online via a protected data room to those who have viewed.

EIRCODE

The Eircode for Oatlands House is A67 E425.

LOCAL AUTHORITY

Wicklow County Council – County Buildings, Whitegates, Wicklow Town, A67 FW96
Tel: +353 (0) 04 20100 Email: CustomerService@wicklowcoco.ie

RESIDENTIAL SCHEDULE

PROPERTY	OCCUPANCY	WATER	DRAINAGE	HEATING	BER
Oatlands House	Owner	Private	Private	Oil	N/A
Gate Lodge	Tenant	Private	Private	Oil	C1

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings.

ENTRY & POSSESSION

Entry is by agreement with vacant possession.

VAT

Should any sale or any other part of the estate or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchasers in addition to the contract price.

BASIC INCOME SUPPORT FOR SUSTAINABILITY (BISS) SCHEME

The Entitlements to the Basic Income Support for Sustainability (BISS) Scheme are owned and are included in the sale. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

MINERALS, SPORTING AND TIMBER RIGHTS

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

SOLICITORS

Augustus Cullen Law LLP (contact: Ray Fitzpatrick)
7 Wentworth Place, Wicklow, Co. Wicklow
Tel: +353 (0)404 67412 Email: ray.fitzpatrick@aclsolicitors.ie

HISTORIC LISTINGS

Oatlands House is record under the protected structures in the Wicklow County Council Area. (ref. no.: 31-06)

OFFERS

Offers may be submitted to the selling agents, Savills Residential & Country Agency, 33 Molesworth Street, Dublin 2. Email address: country@savills.ie.

CLOSING DATE

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

WAYLEAVES AND RIGHTS OF ACCESS

The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themself as to the nature of all such rights and others.

LOTTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

PLANS,AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller’s solicitors, and the purchaser shall be deemed to have satisfied themself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail..

General Remarks & Stipulations



IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Brochure prepared July 2025.

