



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

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Co. Wicklow.

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LOT ONE

Ballylusk, Ashford, Co. Wicklow



For Sale by Public Auction

c. 18.82 Hectares / c. 46.50 Acres

Prime agricultural land in one block with road frontage.
Ballylusk, Ashford, Co. Wicklow. Land is presently in grass.

Part of Folio **WW8092**

Date & Time: Tuesday 3rd of March at 3pm

Location: Glenview Hotel, Glen of the Downs, Delgany, Glen of The Downs, Co. Wicklow,
A63 DC95

Live and Online (in Conjunction with LSL Auctions)

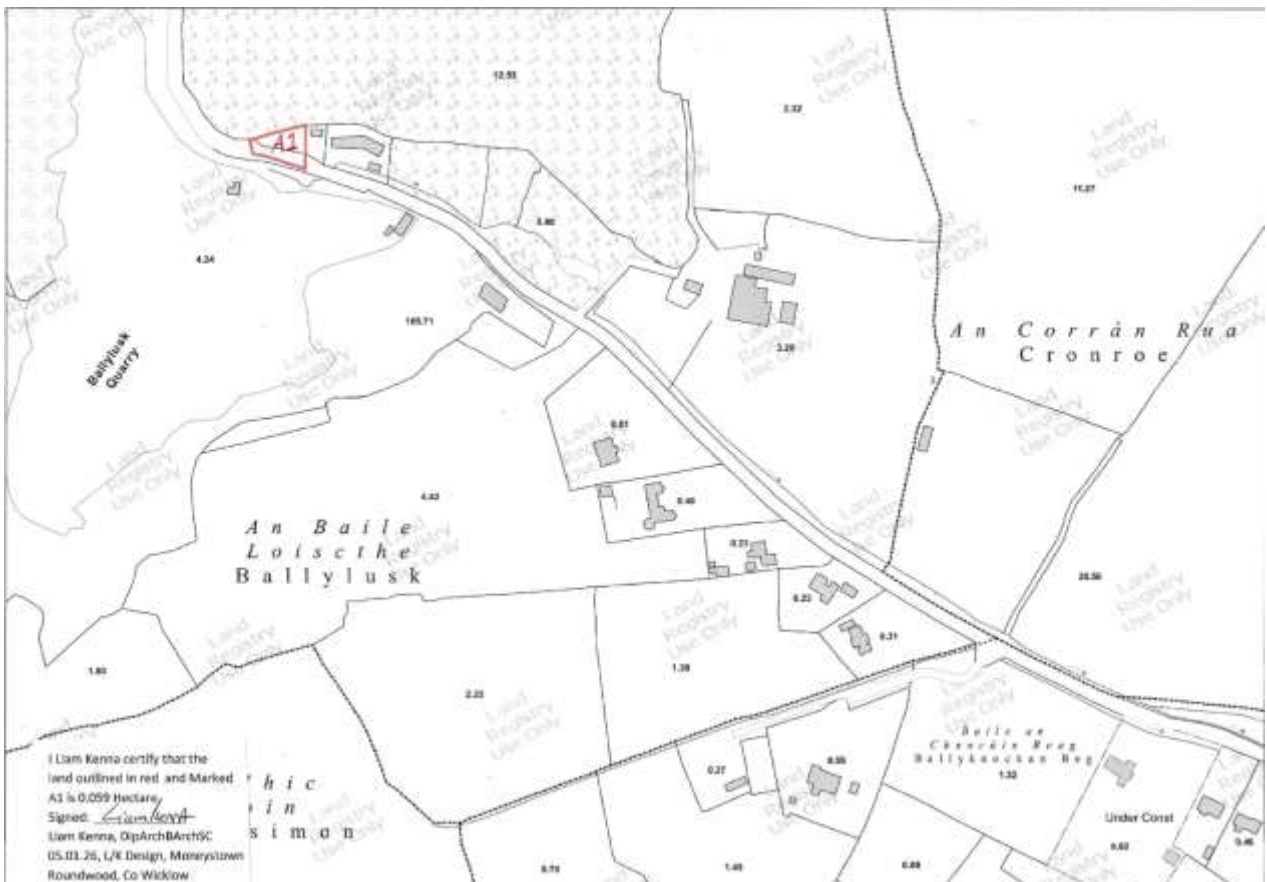
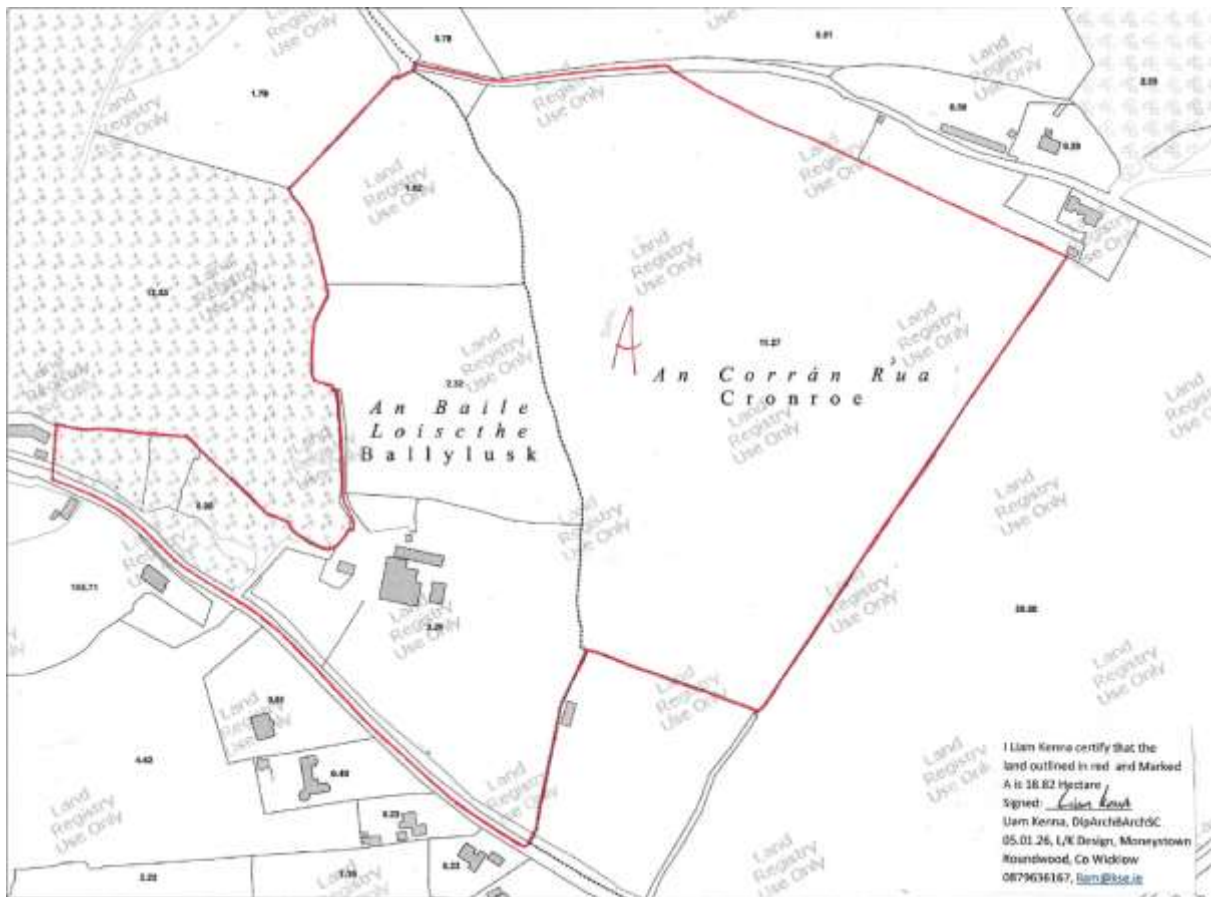
Legal: Sheila Dillon, Haughton McCarroll Solicitors, 2 Church St, Wicklow, A67 X728

Contact: (0404) 68344

**All interested parties must register with our office prior to
attending Auction.**

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.



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The subject property comprises an irregularly shaped holding of agricultural land located at Ballylusk, Ashford, Co. Wicklow. The lands extend across a predominantly rural setting and are laid out in a series of inter-connected fields, defined by mature hedgerows, tree lines and natural boundaries.

The majority of the lands are laid in pasture and appear to be of reasonable agricultural quality, gently undulating in nature and well suited to grazing and general agricultural use. Internal access tracks and field divisions are evident, providing practical circulation throughout the holding.

Situated within the lands are a number of agricultural sheds of traditional construction, historically used for farming purposes. In addition, there is a derelict dwelling located within the holding. The dwelling is in poor condition and requires substantial renovation or redevelopment, subject to the necessary planning permissions.

The lands benefit from a quiet countryside setting, with surrounding uses primarily agricultural and forestry, while remaining within a short driving distance of Ashford village and the N11 road network, providing convenient access to Dublin and surrounding areas.

Overall, this property represents a substantial agricultural holding with existing farm structures and future potential, subject to planning.

Services:

1. Well
2. Septic tank
3. ESB connection

Derelict dwelling



Agricultural Sheds



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Lands



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