



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

Market Square House, Aughrim,
Co. Wicklow.

TEL: 0402 36783

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BALLYCREEN LOWER

Aughrim, Co. Wicklow



For Sale by Private Treaty

CIRCA 3.435 ACRES / 1.39 HECTARES

Agricultural land with gated entrance and some road frontage on a unnamed regional road, located in a area of scenic natural beauty. Land also includes 12 sq m agricultural structure used as shelter for 2 horses, water is provided by means of rain harvesting collection to a 1000 ltr water storage tank.

Land boundary is clearly defined with timber posts and wire.

Located approximatley 2.4km from Macreddin Village, circa 4.4km from Greenan and circa 5.6km from Aughrim village.

Offered to the market on the "as is",

Contact our Aughrim office today to register your interest.

Guide Price: €30,000



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.



Directions: From O' Neill & Flanagan's office, head northeast on Main Street/ R753 Glen Road, turn left onto Glen Road, Continue onto Aughrim lower road / Macreddin Road for 1.9km.
Site is on the right – sign at entrance.



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Land Registry Compliant Map

Ballycreen Lower

Ballycreen Upper

0 25 50 75 100 Metres

0 50 100 150 200 250 Feet

OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.gov.ie/en/search/Capture-Resolution/>

I, Liam Kenna, certify that the land outlined in red and Marked A is 3.435 acre

Signed: *Liam Kenna*

Liam Kenna, DipArchBArchSC
24.02.20, L/K Design, Moneystown
Roundwood, Co Wicklow
0879636167, liam@kse.ie



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