



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

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Co. Wicklow.

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C. 1.5 Acre Site with Planning Permission

at Ballard, Ballinaclesh, Co. Wicklow



For Sale by Private Treaty

C. 1.5 Acre Site with Planning Permission

**The site is located at the entrance at The Birches estate.
Full details are available at our office.**

Guide Price €75,000

BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow.

Tel: 0404 29912 **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 stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

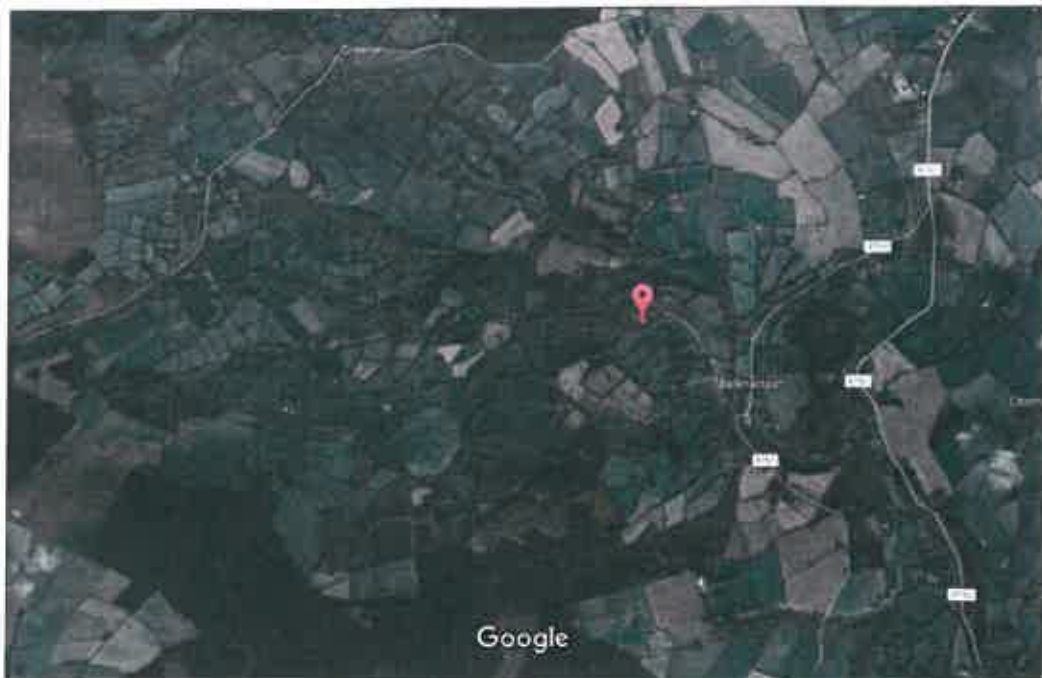
DIRECTIONS:

From Rathdrum - With Bank of Ireland on the right, drive until the crossroads, turn right onto R 752, drive about 2 km and turn to R 753 signposted toward Ballinaclesh. After crossing the bridge turn right onto Greenane Road, at the fork go left and the site will be on your left just at the next left turn. Co-ordinates 52°54'32.2"N 6°16'05.3"W

Viewing Strictly by Appointment



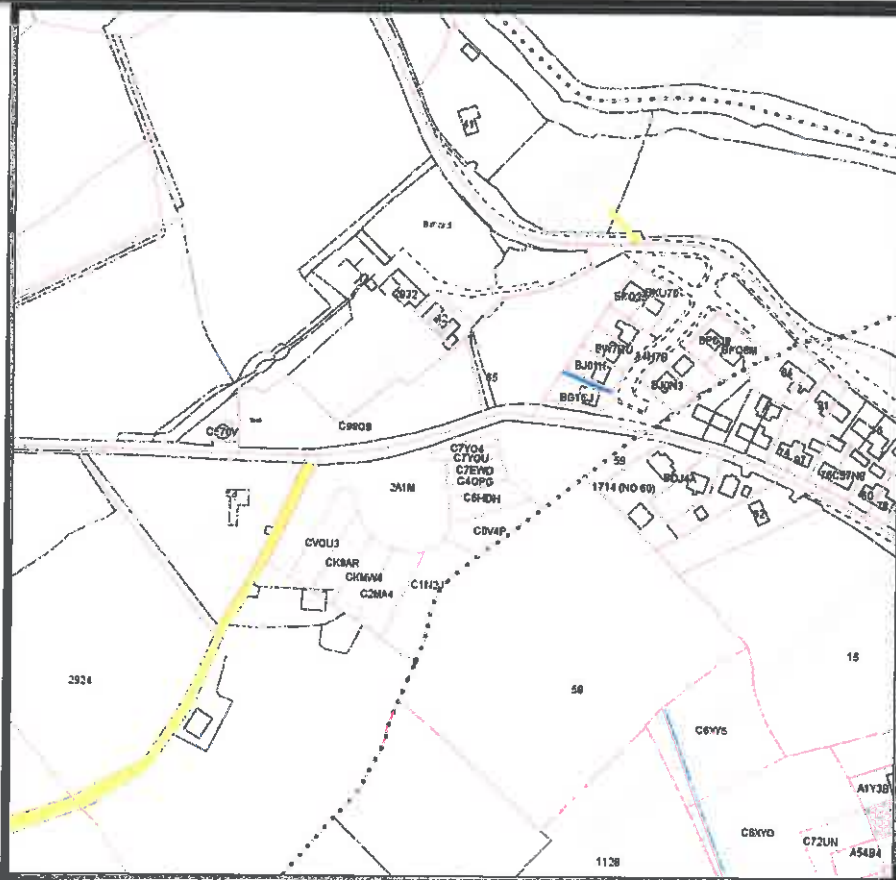
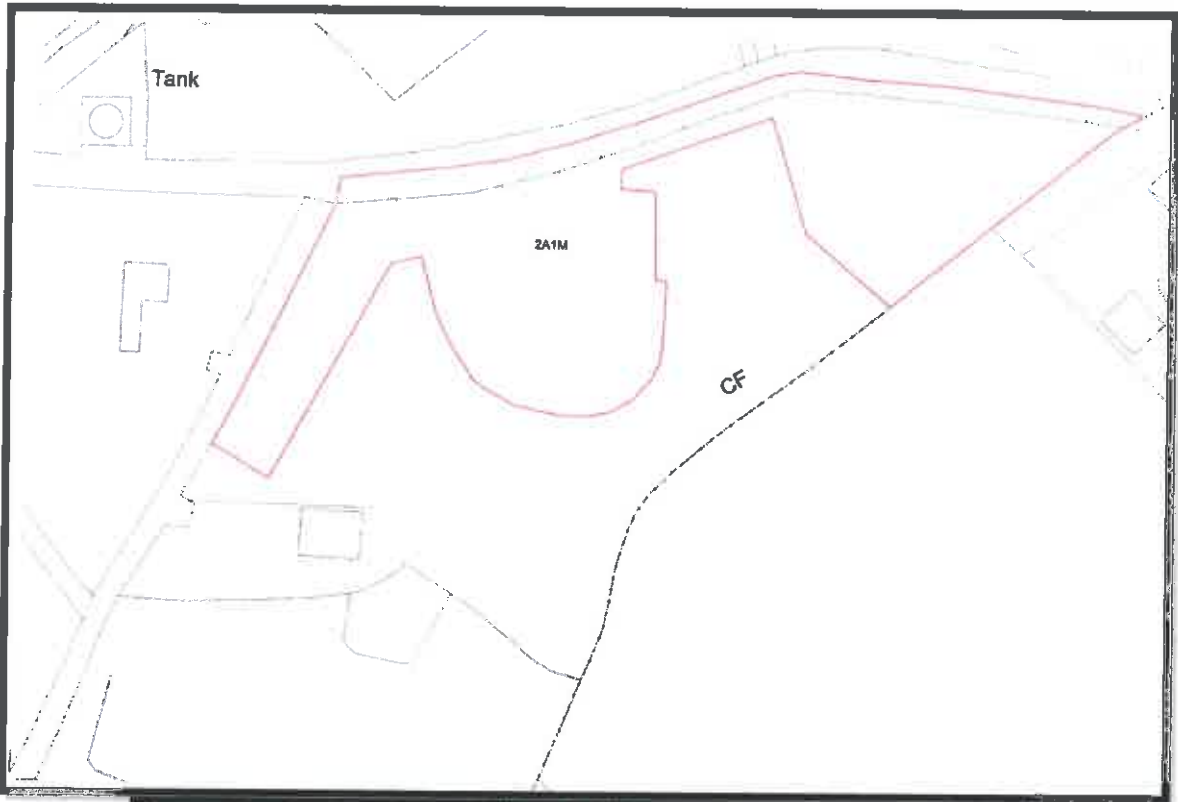
Google Maps 52°54'32.2"N 6°16'05.3"W



BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow

Tel: 0404 29012 PSBA No.: 001226

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