



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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# **Ballykillavane**

## **Glenealy, Co. Wicklow**



**For Sale by Private Treaty**

**CIRCA 17.54 ACRES / 7.10 HECTARES**

**Folio No. WW3**

Agricultural land & forestry with road frontage and two entry points on the  
R752 (Glenealy to Rathnew), located 1.5km outside of Glenealy Village  
towards Rathnew

The land is being offered to the market "as is".

**Guide Price: €POA**



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

## Circa 8 acres of agricultural lands



## Balance in mature forestry



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## Entrance to the lands



## 2<sup>nd</sup> Entrance.



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