

FOR SALE BY AUCTION
(IN ONE OR MORE LOTS)

16.21 acres (6.56 hectares) of Land and Dwelling at
Ballymaice, Bohernabreena, Co. Dublin, D24 TV70

and

46.48 acres (18.82 hectares) of Land and Buildings at
Ballymana Lane, Dublin 24, D24 C8P8

For sale by public auction at 3pm, 6th October

in Tallaght Cross Hotel, Tallaght Cross West, Tallaght, Dublin, D24 VX61 and online at www.islauctions.com



EXECUTIVE SUMMARY

Well located lands to the southern side of Ballymana Lane to the northern side of Ballymaice Lane

Two interconnecting parcels of land

Lot 1 - 16.21 acres (Ballymaice) including a single storey cottage

Lot 2 - 46.48 acres (Ballymana) including a derelict cottage

Lot 3 - The Entire

Good quality pasture set out in multiple divisions

Uninterrupted views of Dublin City

Portion of lands zoned 'High Amenity - Dublin Mountains'

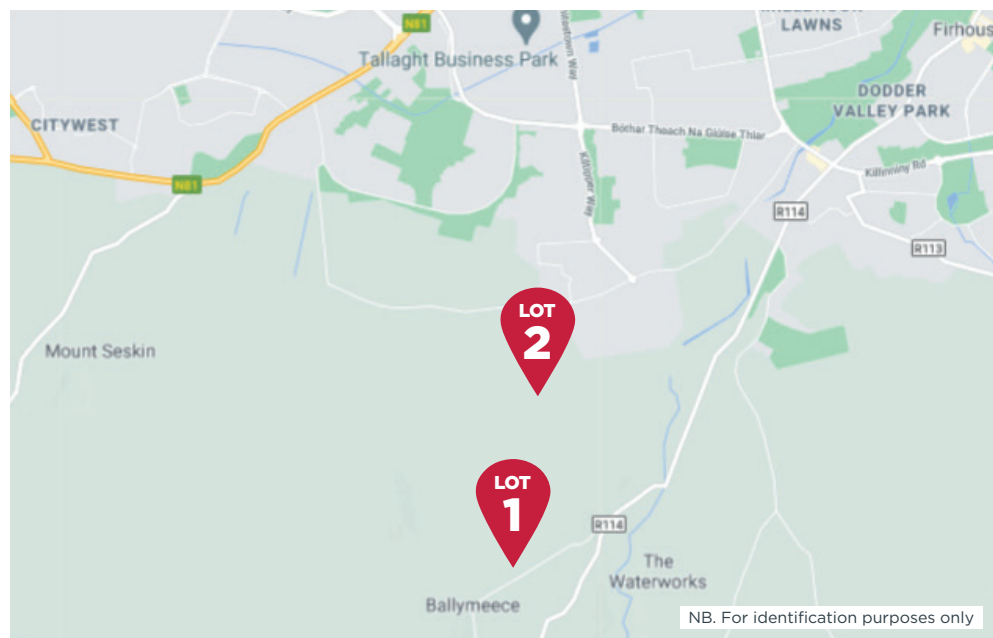
For Sale By Auction (Unless Sold Prior).



LOCATION

The subject lands are superbly located on the south side of Ballymana Lane, Kiltipper and extend to the northern side of Ballymaice Lane, Bohernabreena, Co. Dublin. The immediate area surrounding the lands is comprised of predominantly interspersed one-off residential dwellings and agricultural land. The area has excellent amenities close by with a number of Dublin Mountain nature walks, such as Bohernabreena Reservoir trail walk and Kiltipper Park all within a short distance of the subject lands.

The location also benefits from its close proximity to both the N81 and the M50 orbital motorway, which are situated approximately 5.7km north and 6.4km north west respectively of the subject lands. The Tallaght redline LUAS stop is situated approximately 5.7km north of the lands. There are a number of Dublin Bus Routes providing direct access to Dublin city centre and western suburbs, within a short distance of the property.



DESCRIPTION

LOT 1

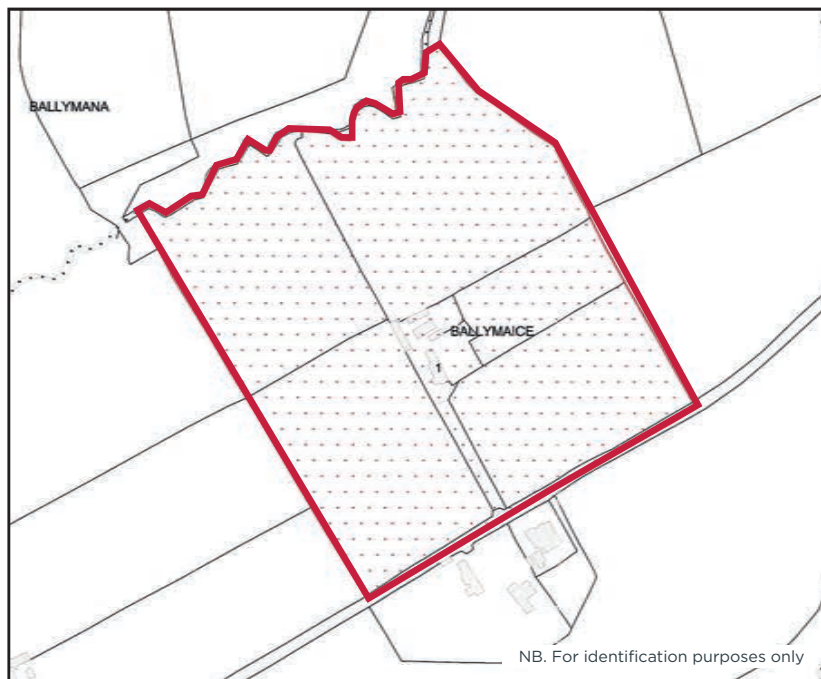
Lot 1 comprises approximately 16.21 acres of excellent quality agricultural lands. The lands are accessed via a tree lined avenue leading to a single storey farm bungalow, coach house and outbuildings. The dwelling is in poor condition and in need of extensive refurbishment. The lands benefit from excellent road frontage onto Ballymaice Lane and have panoramic views of Dublin City.

LOT 2

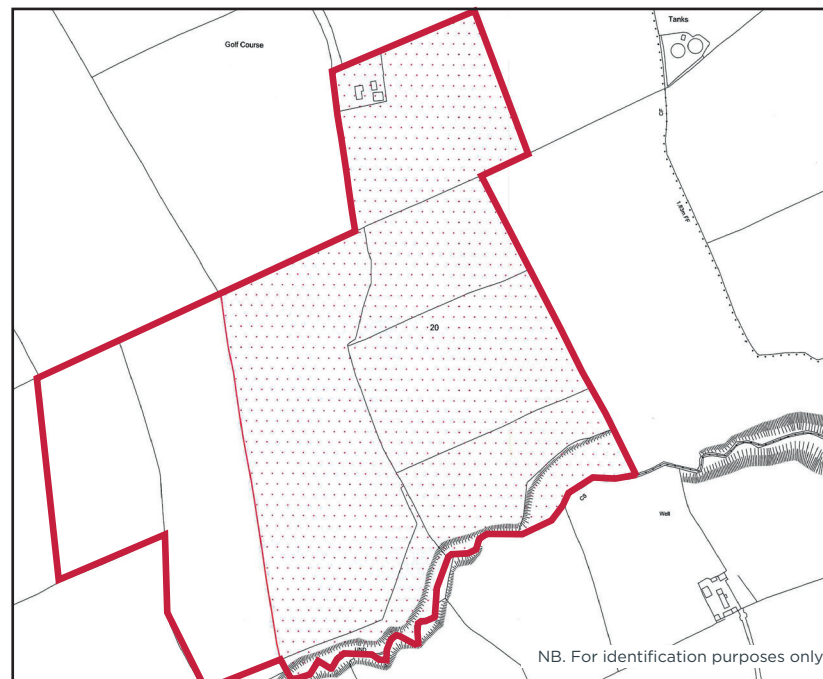
Lot 2 is accessed from Ballymana Lane and include a derelict cottage with outbuildings. The lands extend to approximately 46.48 acres and are of good quality pasture laid out in a number of sub divisions separated by mature hedgerows. The lands have fantastic uninterrupted views of Dublin City and the surrounding area.



LOT 1 - DN8085



LOT 2 - DN10841



LAND USE ZONING

The lands are located within an area with two zoning objectives in the South Dublin County Council Development Plan 2016 - 2022.

RU AGRICULTURE

'To protect and improve rural amenity and to provide for the development of agriculture'

HIGH AMENITY

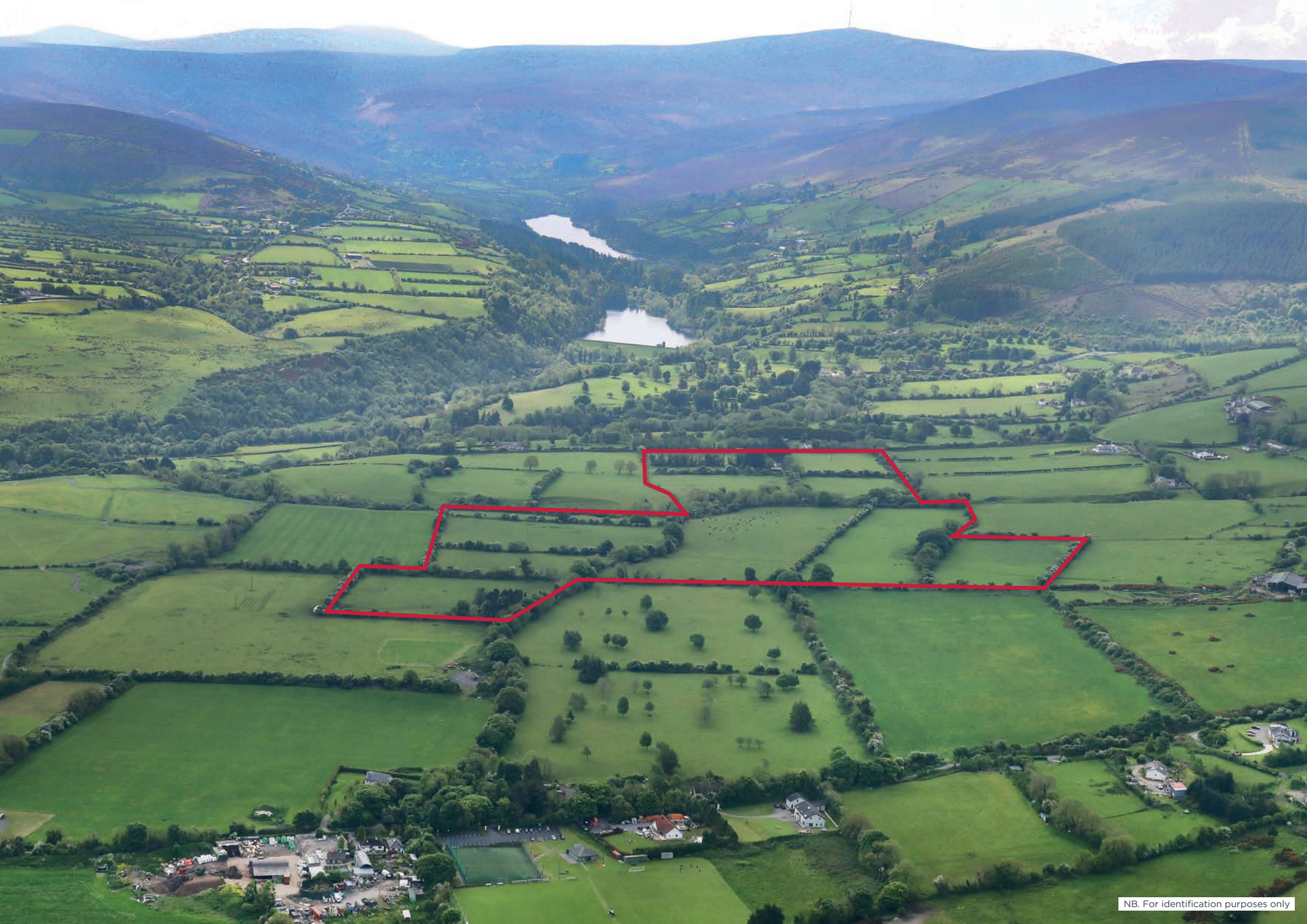
Dublin Mountains (HA-DM) 'To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas'.

PERMISSIBLE USES

Agriculture, Car Park and Open Space.

OPEN TO CONSIDERATION:

Bed and Breakfast, Cemetery, Childcare Facilities, Community Centre, Cultural Use, Doctor / Dentist, Education, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hotel / Hostel, Industry Extractive, Place of Worship, Public House, Public Services, Recreational Facility, Residential, Restaurant / Café, Rural Industry Food, Sports Club / Facility, Shop Local, Veterinary Surgery.







Lot 1 Tree Lined Avenue



Lot 1 Bungalow



Lot 1 Bungalow

TITLE

Freehold

Lot 1 - DN8085

Lot 2 - DN10841

AUCTION

Date & Time: **Wednesday 6th October at 3pm**

Venue: **Tallaght Cross Hotel**, Tallaght Cross West,

Tallaght, Dublin, D24 VX61

and online at **www.islauctions.com**

Pre-registration required.

Contact the joint agents for further information.

VIEWINGS

All viewings are strictly by appointment through the joint selling agents QRE Real Estate Advisers and Coonan Property.

SOLICITOR

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**REAL ESTATE
ADVISERS**

Coonan Property PSRA Registration No. 003764 | QRE PSRA Registration No. 003587

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