



**O'Neill &  
Flanagan**

**AUCTIONEER, ESTATE AGENT, VALUER**

**ALL CORRESPONDENCE TO:**

Market Square House, Aughrim,  
Co. Wicklow.

**TEL:** 0402 36783

**WEB:** [www.oneillflanagan.com](http://www.oneillflanagan.com)

**EMAIL:** [info@oneillflanagan.com](mailto:info@oneillflanagan.com)

# Monaglough, Woodenbridge, Co. Wicklow



**For Sale by Private Treaty**

## **C. 39 Acres** **Land / Derelict Dwelling** **C. 39 Acres Land with Derelict Dwelling**

This land is located close to The Woodenbridge Hotel and is accessed by laneway. Mixed use land in two divisions. C. 27 acres suitable for tillage / grassland, balance of marginal quality. Water is on site from a stream. Derelict dwelling also on site offering potential possibility for planning permission subject to it being obtained from Wicklow County Council.

Full details and maps are available from Auctioneer.

**Price on Application**

*Viewing Strictly by Appointment*

**BRANCH OFFICE:** 25 Main Street, 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 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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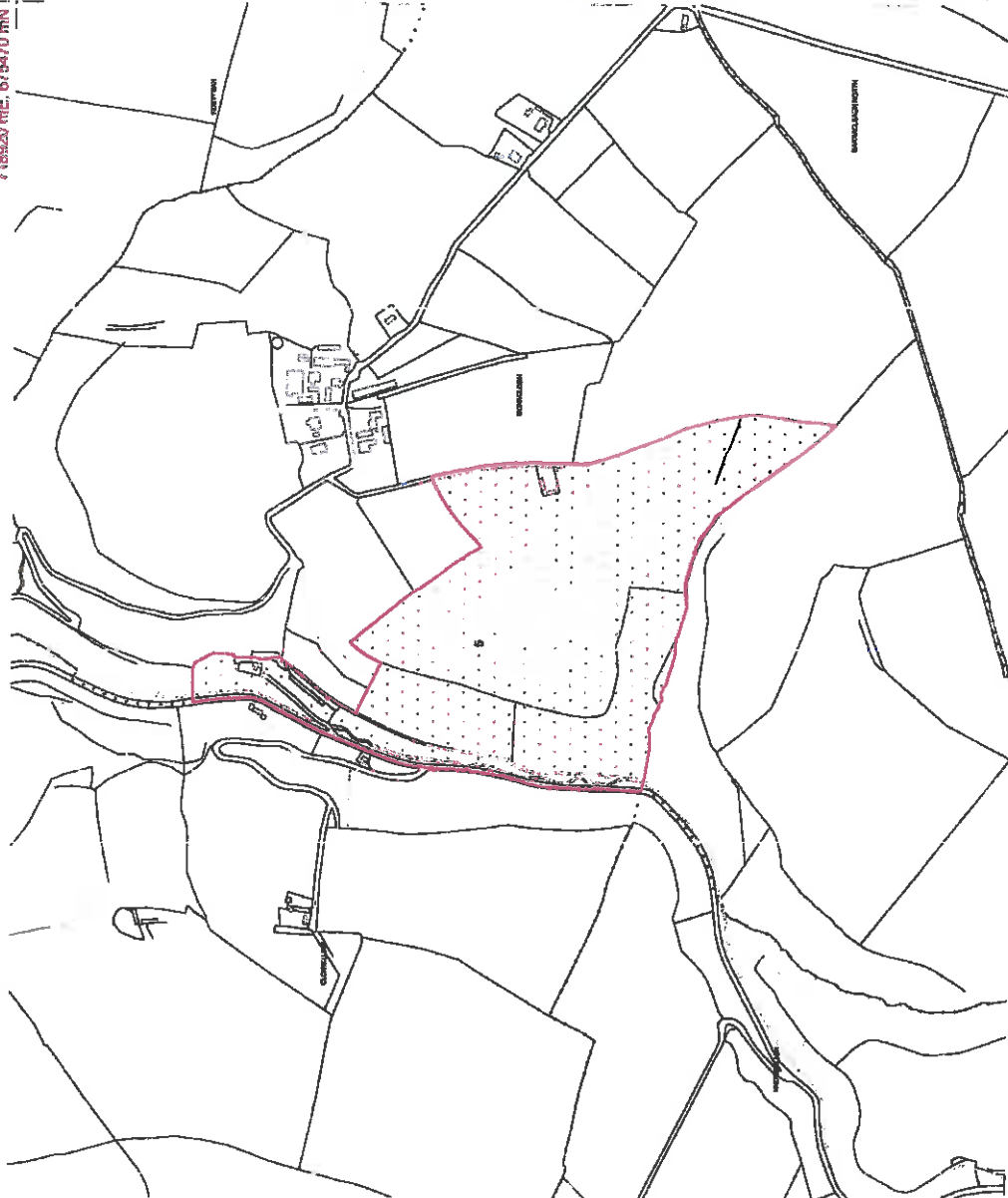


Folio Number: WW3363

Application Number: P2018LR085308J

The Property  
Registration Authority  
An tÚdaráis  
Cláracháin Maoinne  
Folio: WW3363

719320 mE, 674470 mN



This map should be read in conjunction with the folio.

Registry maps are based on OS topographic maps. The registry maps are printed at a scale of 1:5000. The accuracy of the printed maps is limited to that of the original OS map scale.

For details of the terms of use and conditions relating to land registry maps, see [www.lands.ie](http://www.lands.ie).

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(centre-line of parcel) segment

Freehold

Leasehold

Sub-Leasehold

Boundaries (may not all be represented on map)

- Right of Way / Wayleave
- Turbidity
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of boundaries and their symbology can be found at: [www.lands.ie](http://www.lands.ie)

This registry operates a non-continuous boundary system. The registry map describes properties not boundaries meaning neither the description of land in a register nor its determination by reference to a boundary map is conclusive as to the boundaries of the land. (See Section 65 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deeds and Title Act 2006.

719320 mE, 674470 mN  
Date Printed: 20/09/2018

Creation Date: 20 September 2018 14:40:29 Application Number: P2018LR085308J

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