



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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BALLYCULLEN BOG

Ashford, Co. Wicklow



For Sale by Private Treaty

Circa 8.00 acres / circa 3.23 hectares of forestry land.

Currently planted with some road frontage.

Located approximately 7km from Ashford village.

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

Contact our Aughrim office today to register your interest.

Guide Price: €150,000 as is

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.



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