



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

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Co. Wicklow.

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CARROWBAWN

Ashford, Co. Wicklow



For Sale by Private Treaty

Circa 4 acres / circa 1.61 hectares of forestry land.

Currently planted with some road frontage.

Located approximately c.9.4 km from Ashford and c.6 km from Roundwood in a rural area, on an unnamed regional road off the R764.

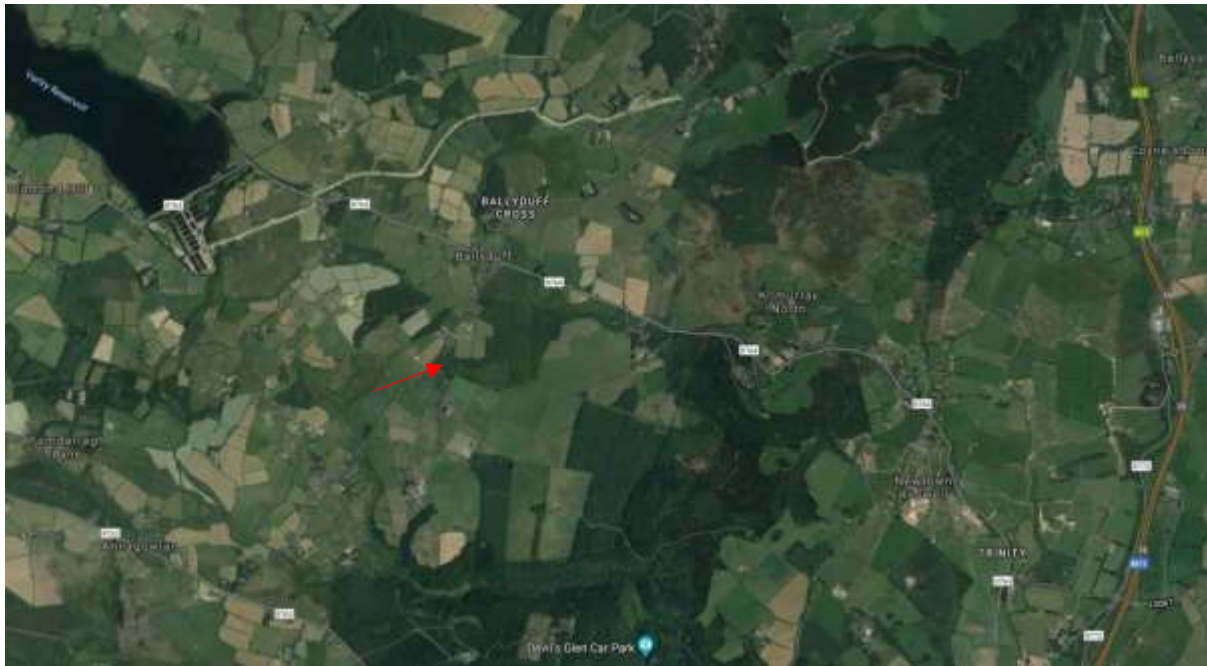
The land is being offered to the market on the "as is".

Contact our Aughrim office today to register your interest.

Guide Price: €85,000

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.

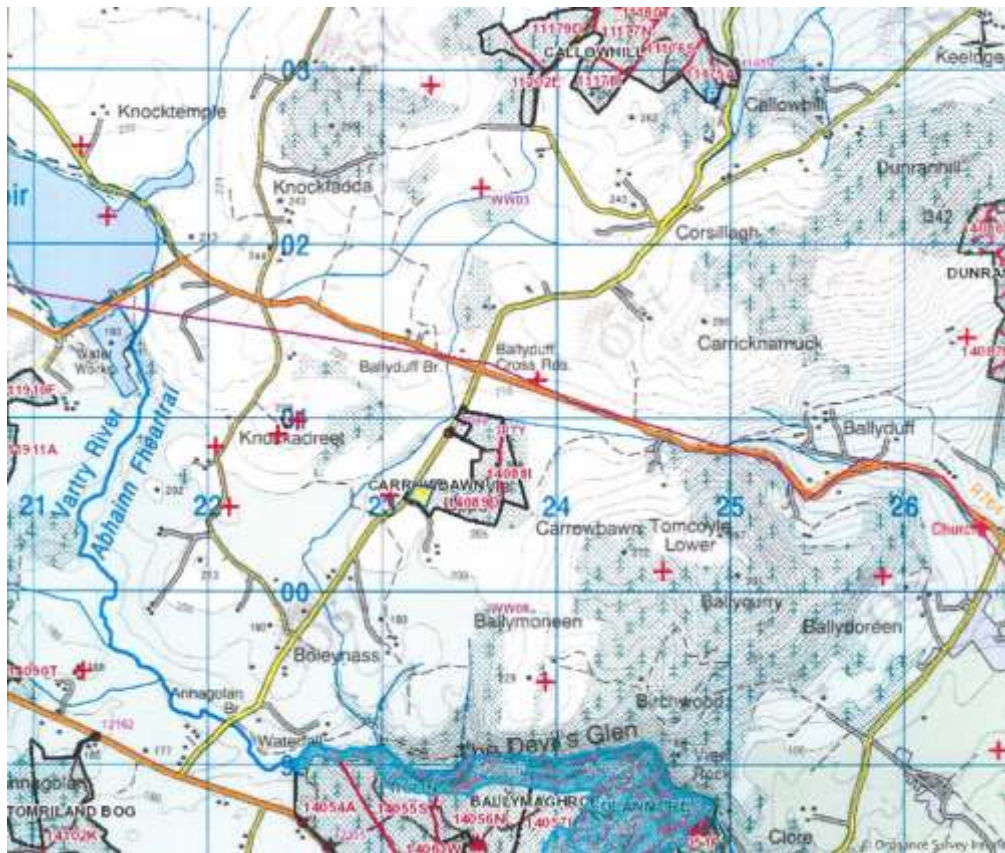


Directions:

From Ashford, drive along R764 for 8.6km, turn left, land on the right (approx 850m). Sign at land.

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