



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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TIGRONEY WEST, Avoca, Co. Wicklow



**C. 3 Acres of mixed woodland with some road
frontage on the Avoca Tigroney Road**

Call for full details

Asking Price: €30,000 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 stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

**The Property
Registration Authority**
An tUdarás
Clárúcháin Maoine



Official Property Registration Map
This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see www.pra.ie.

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(colour-line of parcel(s) edged)

- Freehold
- Leasehold
- Sub-Leasehold
- 'S' Register

(see Section 6(1)(b) of Registration of Title Act 1984 and rules 2.24 & 2.25 Land Registration Rules 1972 - 2010).

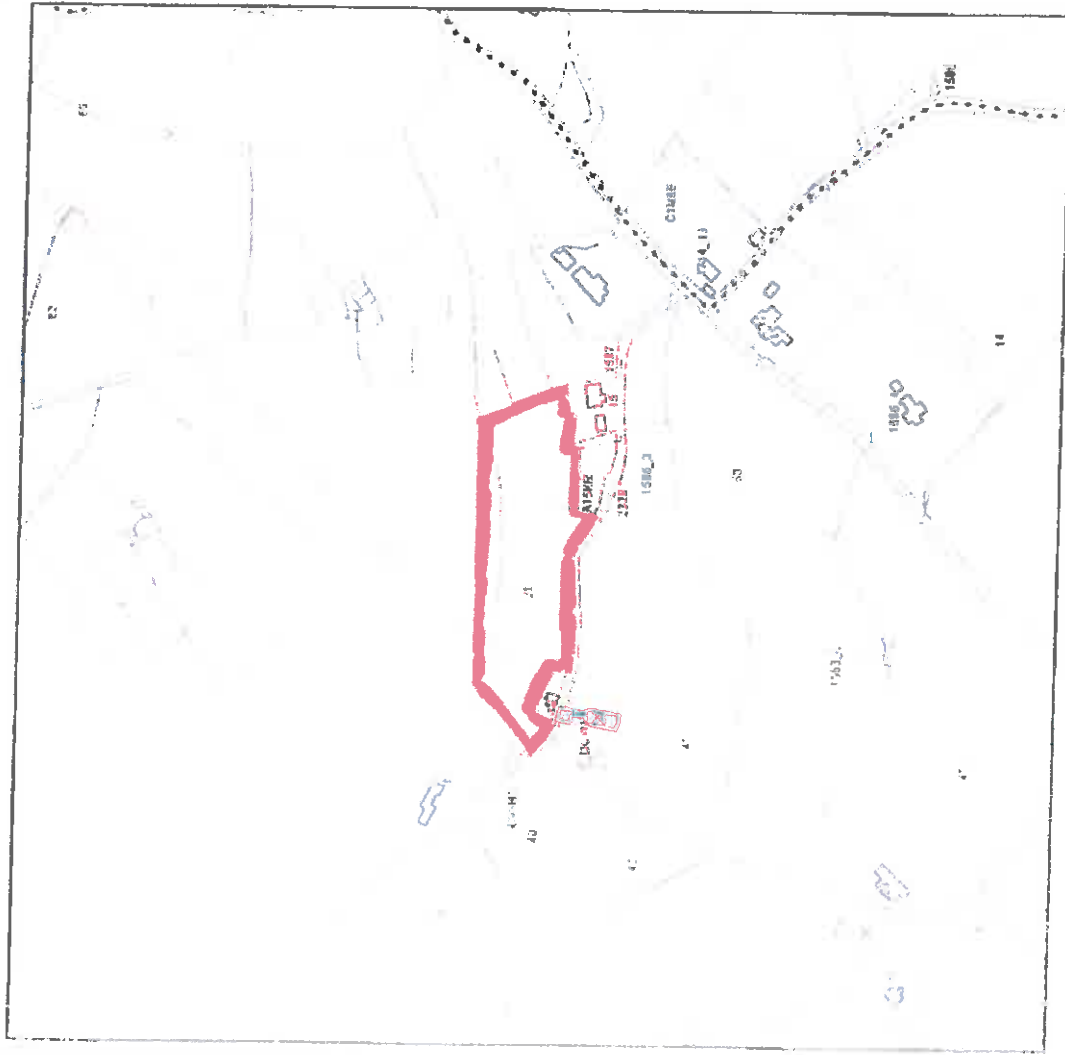
Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Sock Pit

A full list of burdens and their symbology can be found at: www.pra.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundary or of extent.

(See Section 85 of the Registration of Title Act, 1984). As inserted by Section 62 of the Registration of Deed and Title Act 2008.



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