



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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# COOLAHULLEN

## Aughrim, Co. Wicklow



**For Sale by Private Treaty**

**CIRCA 1 ACRE / 0.40 HECTARE**

Site located in scenic area approximately 2.7km from Aughrim village. Accessed by shared laneway over which public right of way exists, this established site includes gated entrance with boundary clearly defined by mature trees and planted beech hedging. Currently part of folio WW3117. Services in the area include electricity, broadband line / phone line. Test holes previously dug and passed on site.

The land is being offered to the market subject to planning permission being obtained from Wicklow County Council. Particularly suitable for locals to the area. Contact our Aughrim office today to register your interest.

**Guide Price: €110,000 SPP**



**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.



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**Gated Entrance to site on laneway**



**Turn off from road**

**Views from laneway (either side)**



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**Directions:** From Aughrim main street turn left onto R753, on crossing the bridge turn left onto R747 (Aughrim to Woodenbridge road), travel for 2km, turn right, turn left, keep right. Site is on the right – sign at entrance.

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