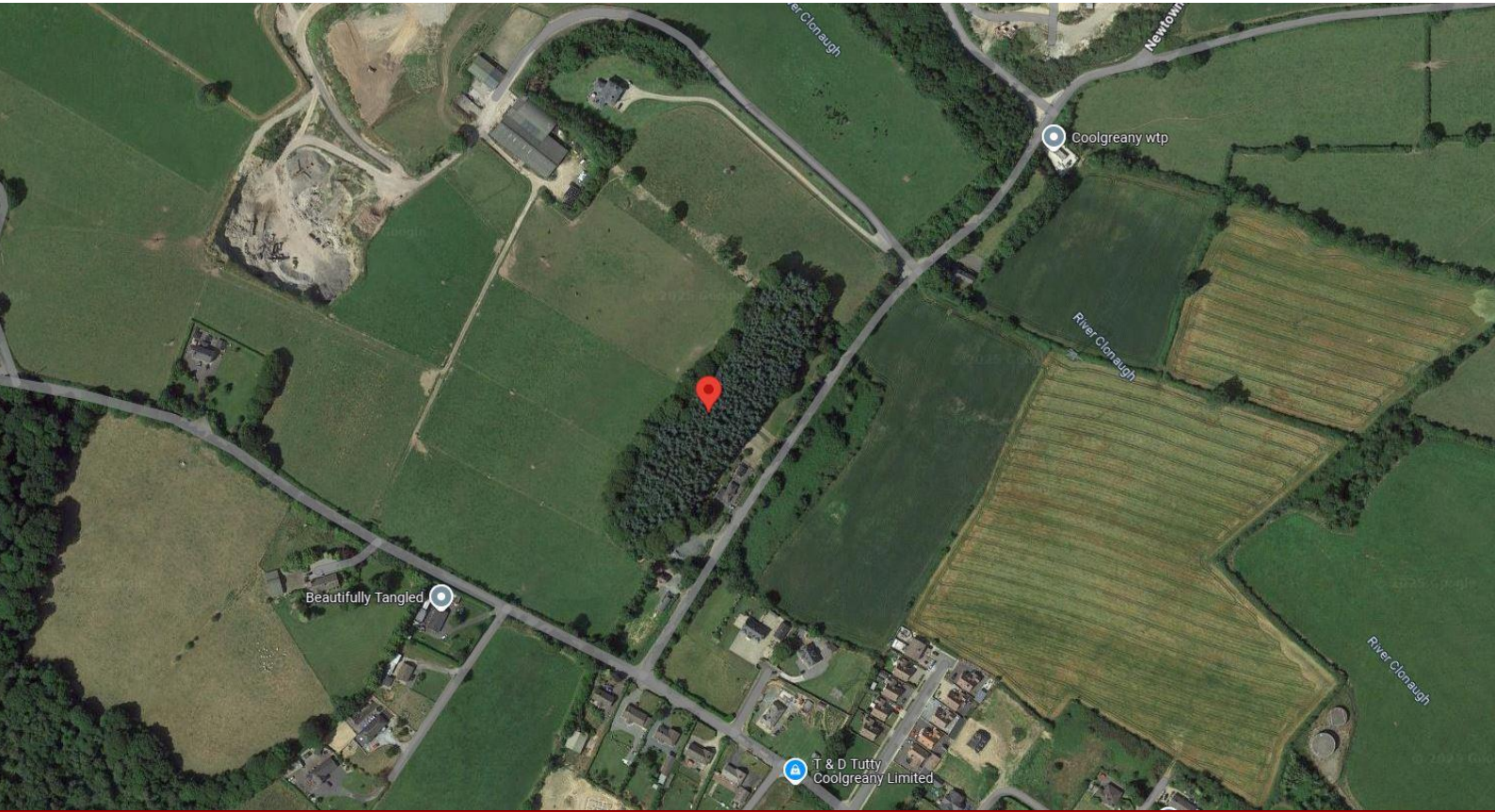




**O'Neill &
Flanagan Ltd.**

ALL CORRESPONDENCE TO:
Market Square House,
Aughrim,
Co. Wicklow.
TEL: 0402 36783
EMAIL: info@oneillflanagan.com
WEB: www.oneillflanagan.com

Coolgreany, Gorey, Co. Wexford



For Sale by Private Treaty

Site circa 3.38 acres/ 1.37 hectares of forestry land, located on regional road.

Currently in scrub / forestry.
Particularly suit locals to the area.

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 states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Location

Land is located in the townland of Coolgreany, Co. Wexford.

Subject property is located circa 900meters from Coolgreany Village, and circa 7.1km from Arklow. Located within walking distance of Coolgreany Village. Coolgreany is a country village with church, primary school, shops, GAA and Running Clubs nearby.

Description:

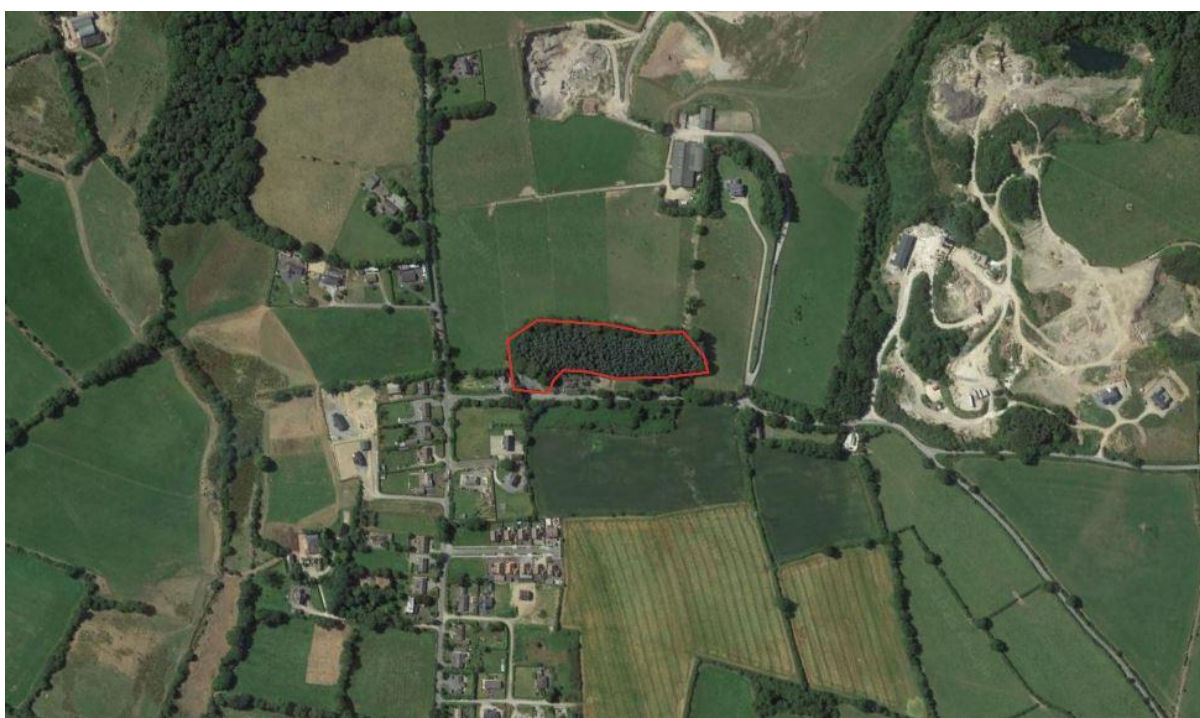
The subject property comprises circa 3.38acres/ 1.37 hectares.

Road frontage, two registered rights of ways as outline on folio maps below. Comprises of two folios WX60064F & Part of WX3587.

Currently planted

Services:

No services

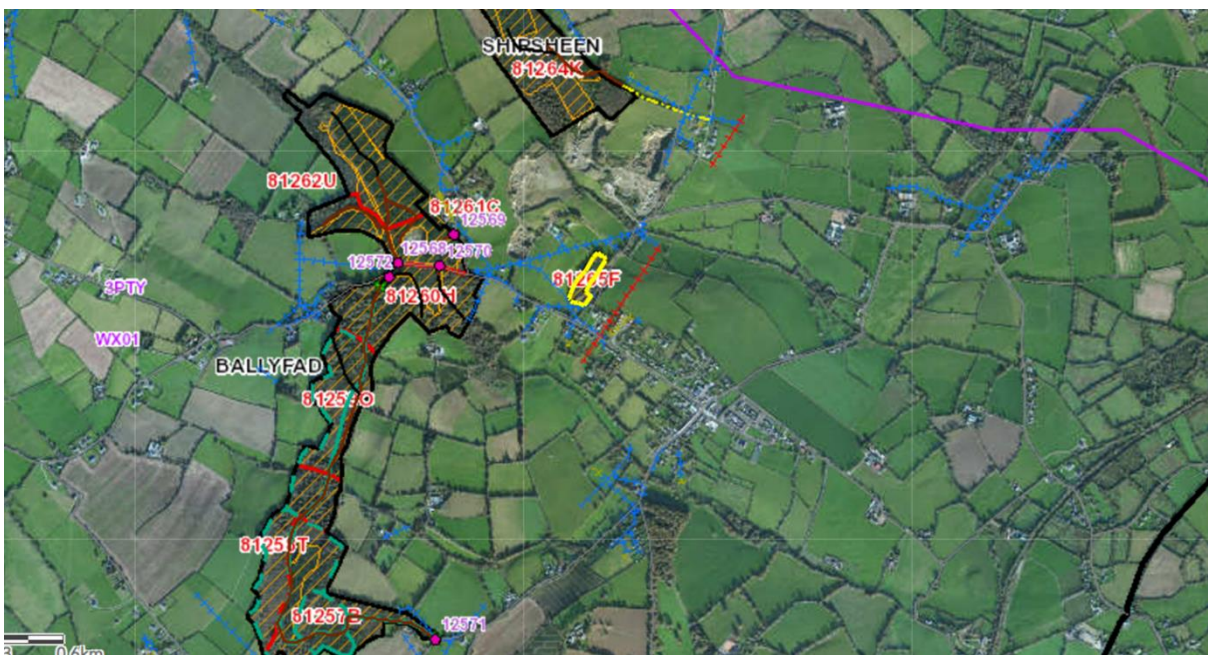


Please note outline above is for identification purposes only

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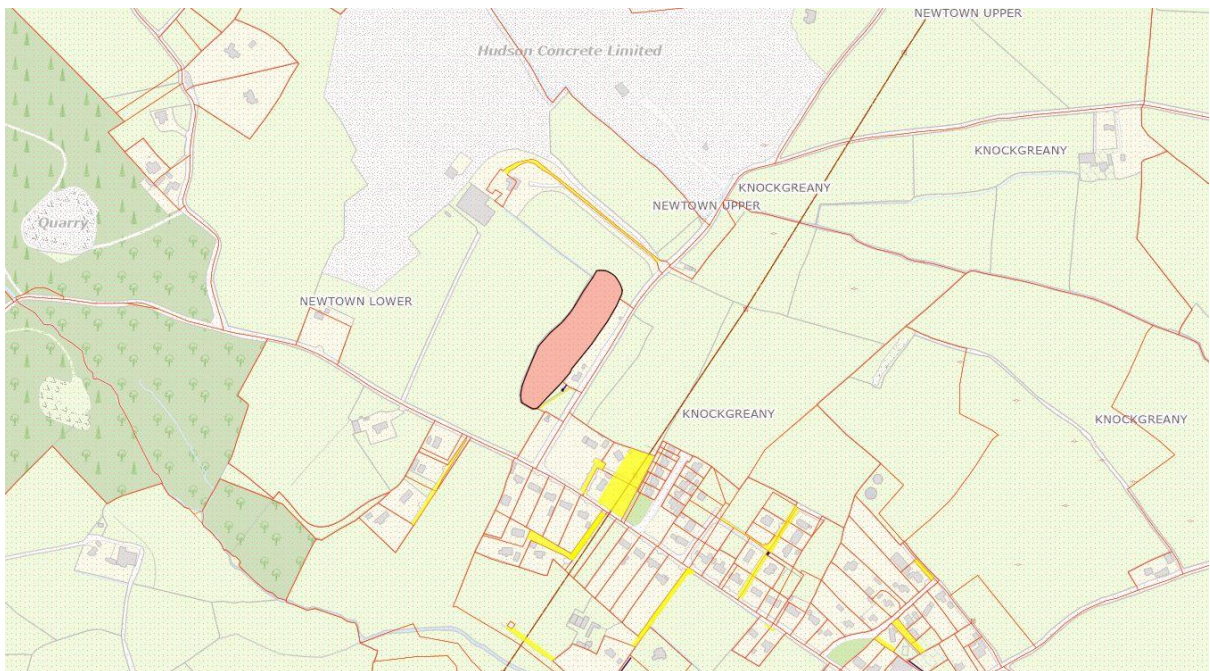
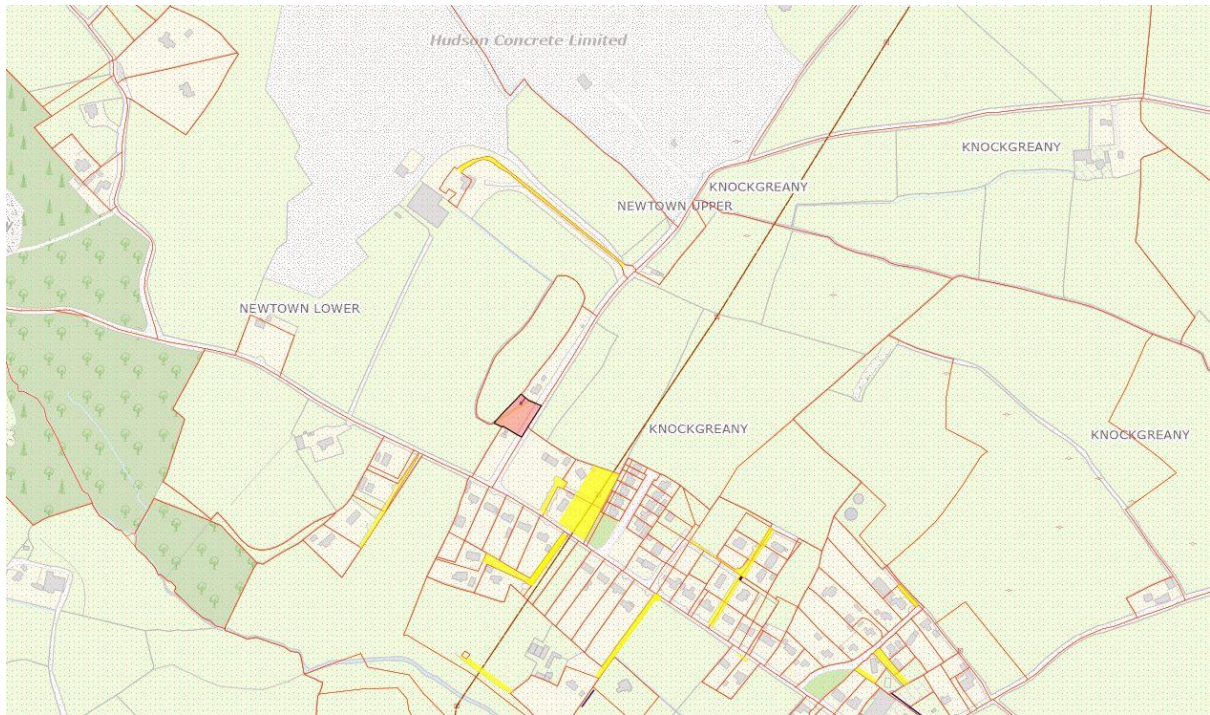
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Land Direct maps



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