



Location Map Only

# LAND 0.49 HA / 1.21 ACRES VALLEYMOUNT BLESSINGTON CO. WICKLOW



Parcel of Land



c. 0.49 hectares  
c. 1.21 acres



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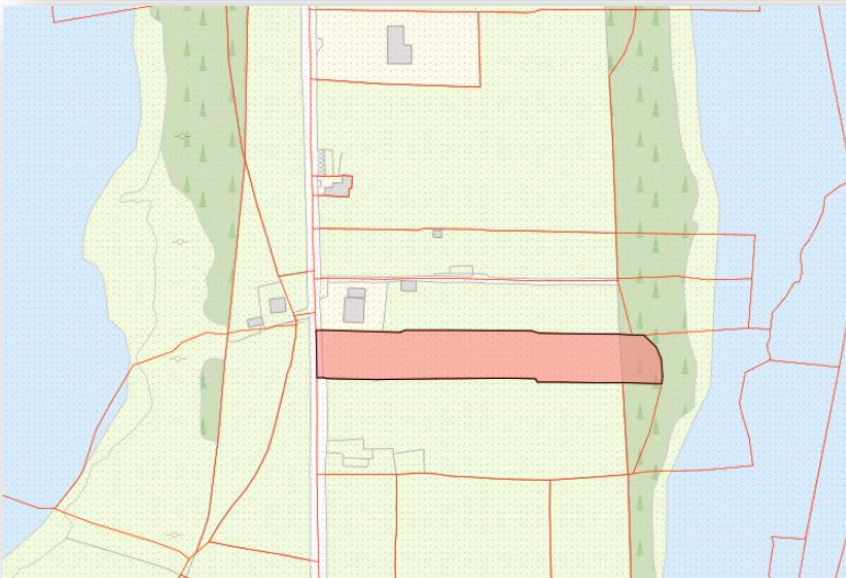
## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** are thrilled to offer an ideal parcel of land a stone's throw away from the village of Valleymount, Co. Wicklow. Measuring c. 0.49 Hectares (1.21 acres) in size and comprising part of folio number WW2996F. The land benefits from road frontage onto R758 Road (Valleymount to Glendalough) and is of good quality. The holding is well fenced and suitable for a number of potential uses.

## LOCATION

From Main Street Blessington head southwest on the N81 and continue straight for approximately 3km, turn left onto the R758 for Valleymount, continue straight for 8.2km, the plot of land is located on the left-hand side.

## AERIAL PHOTOS & MAPS



## SERVICES

- Mains Water & Electricity adjacent

## ADDITIONAL INFORMATION/FEATURES

- An attractive land holding in a scenic location
- Road frontage
- Gated access point
- Laid out in one division
- Well fenced
- 750m from Valleymount Village

**PRICE REGION AMV: €64,000**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

### Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. 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 purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.