



**Tailte  
Éireann**

Clárúchán, Luacháil,  
Suirbhéireacht  
Registration, Valuation,  
Surveying

## **Tailte Éireann Sealed and Certified Copy Folio (& Title Plan)**

BELGARD SOLICITORS LLP  
DX 104019  
TALLAGHT

**This page forms part of the official document. Do not detach.**

**Folio Number:** MN20004  
**Application Number:** P2024LR149959T  
**Your Reference:** AC/SM/Knockaconny

This document comprises a sealed and certified copy of the Tailte Éireann record for the above mentioned folio/title plan as of the date appearing.

Details of **dealings pending** (if any) are listed in the **Schedule** below.

An officer duly authorised by Tailte Éireann



### **Schedule**

#### **Notes:**

1. Title plans should be read in conjunction with the folio. The description of the land on the folio or on the title plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Title plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to Tailte Éireann immediately.

**Land Registry****County Monaghan****Folio 20004****Register of Ownership of Freehold Land****Part 1(A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>A plot of ground being part of the Townland of KNOCKACONNY and Barony of MONAGHAN containing .2023 Hectares shown as Plan(s) 3 edged RED on the Registry Map (OS MAP Ref(s) 9/8).</p> <p>The Registration does not extend to the mines and minerals</p> <p>Boundary has been amended. D2002CS001571B 21/2/2002</p>	<p>From Folio MN3227 A.O. 62731</p>

Land Registry

County Monaghan

Folio 20004

Part 1(B) - Property  
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:

## Land Registry

County Monaghan

Folio 20004

## Part 2 - Ownership

Title ABSOLUTE


No.	The devolution of the property is subject to the provisions of Part IV of the Registration of Title Act, 1891.
1	<div data-bbox="204 797 1445 853" style="background-color: black; height: 25px; width: 100%;"></div> <div data-bbox="619 860 1445 887" style="display: flex; justify-content: space-between;"><span>Cancelled</span><span>D2005CS016877K</span><span>08-DEC-2005</span></div>
2	<div data-bbox="204 947 1414 1008" style="display: flex;"><div data-bbox="204 947 422 1008" style="flex: 1;">08-DEC-2005 D2005CS016877K</div><div data-bbox="443 947 804 1008" style="flex: 1;">CATHERINE MCPHILLIPS of is full owner.</div><div data-bbox="813 947 1414 981" style="flex: 1; background-color: black;"></div></div>

## Land Registry

County Monaghan

Folio 20004

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p><del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del></p> <p>Cancelled D2005CS016877K 08-DEC-2005</p>
2	<p>L.R. 1593</p> <p>The property is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved by Fiat of the Land Commission.</p>
3	<p><del>The property is subject to such of the conditions contained in the Housing Authorities (Loans for acquisition or construction of Houses) Regulations 1964 made under Section 11 of the Housing (Loans and Grants) Act, 1962 as are burdens under the Registration of Title Act 1891 until the charge at entry number 4 has been repaid.</del></p> <p>Cancelled D2005CS004065J 30-JUL-2001</p>
4	<p><del>16 JAN 1967</del> <del>1886-1-67</del></p>  <p>Cancelled D2005CS004065J 30-JUL-2001</p>
5	<p>28-AUG-2009 D2009LR154170Y</p> <p>Charge for present and future advances repayable with interest. Seniors Money Mortgages (Ireland) Limited is owner of this charge.</p>

668850 mE, 835760 mN



Clinchán, Luachail,  
Súidhneacht  
Réadair, Valuation,  
Surveying

Folio: MN20004

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see [www.tailte.ie](http://www.tailte.ie).

This map incorporates TÉ Surveying map data under licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

**Tailte Éireann Registration operates a non-conclusive boundary system.**

**The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:1000 Scale