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12.42 Acres of Land at Cuillaun, Ballindine

Starting Bid: €60,000.00



For sale by Sherry FitzGerald Hanley via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Derelict stone-built detached cottage in need of complete renovation on an overall folio of c.12.4 acres.

The house is situated in a peaceful setting, well set-back from the road, accessed by a quiet cul de sac. There is a large outbuilding to the side of the house. There is access in by the house for local farmers to access their lands.

The house should qualify for the vacant homes grants where you can claim up to €75,000 for renovation.

The majority of the land has been planted with native Irish trees, producing an annual forestry premium of €2,625 for another 12 years.

Electricity coming to the building but not connected. No septic tank in place. Water adjacent

but not connected.

This property is situated 2.5 miles from Ballindine, 3.5 miles from Irishtown, 5.4 miles from Claremorris and 21.5 miles from Ireland West Airport Knock.

Property contained within Folio: MY4898

Video walkthrough available on request.

Contact our office to register your interest and to request a copy of the map.

Accommodation

Features

Traditional Stone Cottage

Should qualify for renovation grants

c. 12.4 acres

Native Irish Trees planted on the lands

Premium paid on lands for next 12 years

For sale by auction

2.5 miles from Ballindine town

BER Details

Exempt

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Hanley or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.