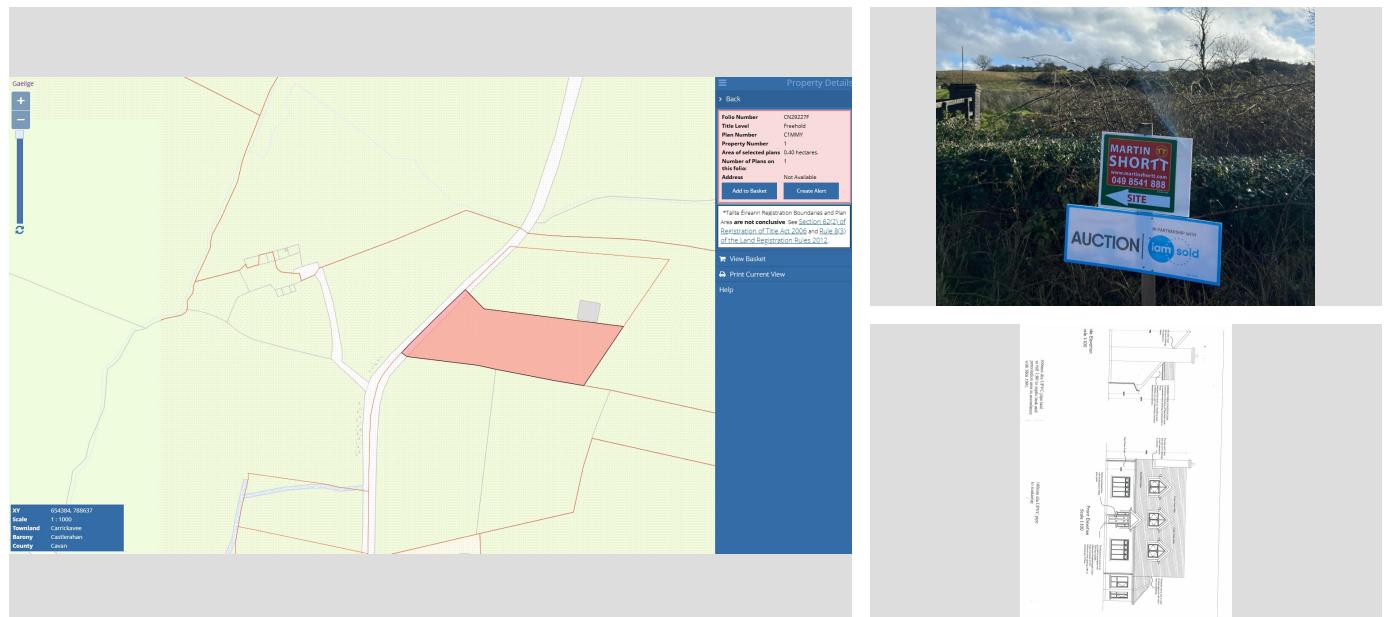


## **Carrickavee (Folio: CN29227F), Ballyjamesduff**

### **Starting Bid: €25,000.00**



For sale by Martin Shortt Auctioneers via the iamsold Bidding Platform

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

Circa 0.72 Acre Site – Carrickavee, Ballyjamesduff, Co. Cavan

An attractive circa 0.72 acre landholding located in the popular rural area of Carrickavee, Ballyjamesduff, Co. Cavan. The property is contained within Folio CN29227F and offers excellent potential for the development of a detached family residence, subject to the necessary planning permissions.

Plans are available for a spacious four-bedroom detached home, making this an ideal opportunity for owner-occupiers or self-builders seeking to create a bespoke home in a peaceful countryside setting.

The site enjoys a convenient location, situated approximately 5 minutes from Ballyjamesduff, 15 minutes from Virginia, 25 minutes from Cavan Town, and circa 30 minutes from Kells, providing easy access to local services, schools and commuter routes

while retaining a strong rural feel.

A rare opportunity to acquire a generously sized site in a desirable and well-connected location.

TO VIEW OR MAKE A BID Contact Martin Shortt Auctioneers or iamsold, [www.iamsold.iw](http://www.iamsold.iw)

## 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 firms 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. iamsold 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.