

Martin McGowan Properties
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House on 14.2 acres (FolioDL15332), Multins, Banagh, Bruckless

Starting Bid: €110,000.00



For sale by Martin McGowan Properties 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Folio: DL15332 - Prime Agricultural Holding c. 5.75 Hectares (c. 14.21 Acres)

Please note the eircode is only to identify the land to the north of the eirode and the actual property it identifies is not for sale nor is it connected to the sale.

An attractive parcel of agricultural lands extending to approximately 5.75 hectares (14.21 acres), offered for sale in one lot and comprising a mix of grazing lands, hill ground, and a derelict farmhouse with clear potential for refurbishment (subject to the necessary planning permissions) and massive multiple grant potential.

The property is well laid out in three distinct divisions:

Lot A - Main Holding with Derelict Farmhouse & outbuildings.

Extending to approximately 3.228 hectares (c. 8.0 acres), this is the principal portion of the lands is fronting onto to roadways and down to "Oily River) and includes a derelict farmhouse and outbuildings. The lands are of good agricultural quality and offer excellent potential for a range of farming or lifestyle uses.

Lot B - Roadside Plot at Crossroads

A compact parcel extending to approximately 0.242 hectares (c. 0.6 acres), situated at a prominent crossroads location, offering potential for a variety of uses (subject to planning permission).

Lot C - Residual / Hill Lands

Comprising approximately 2.28 hectares (c. 5.63 acres), these lands are primarily hill ground and may suit grazing or amenity purposes.

Summary:

Total Area: c. 5.75 hectares (c. 14.21 acres)

Offered in 1 Lot - The Entire.

This is a fine opportunity to acquire a compact holding with obvious potential, suitable for agricultural, residential, or lifestyle purchasers.

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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. [iamsold](http://iamsold.com) 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.