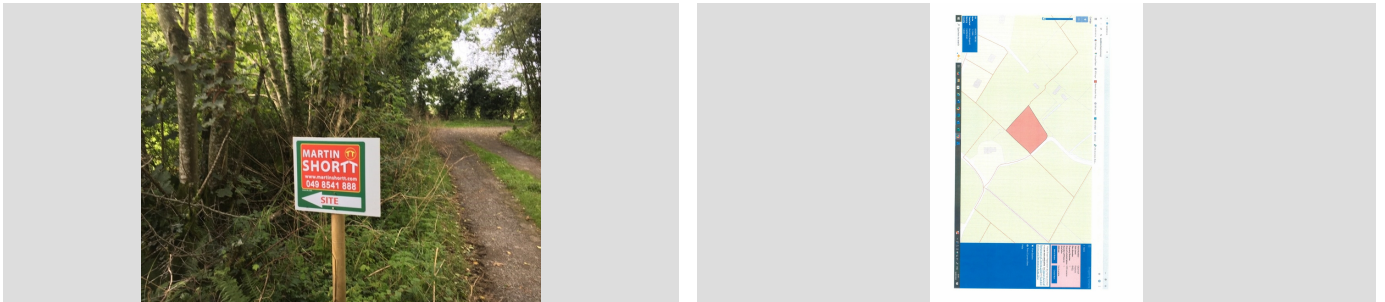


Martin Shortt Auctioneers
Cavan Street
Old Castle
Meath
t: 049 8541888
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Barconey, Ballyjamesduff

Starting Bid: €30,000.00



For sale by Martin Shortt Auctioneers 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.

Prime 1-Acre Site For Sale – Barconey, Ballyjamesduff, Co. Cavan

Previously Approved for a Substantial 5-Bedroom Family Home with Garage

An excellent opportunity to acquire a generous 1-acre residential site in the peaceful and picturesque townland of Barconey, just minutes from Ballyjamesduff. This site previously held full planning permission for a beautifully designed two-storey residence extending to approx. 2,259 sq. ft, along with a detached garage, making it an ideal location for building your dream home in a tranquil rural setting.

Surrounded by scenic countryside and benefiting from a private yet accessible location, the site offers the perfect balance of country living with the convenience of nearby amenities in Ballyjamesduff, including schools, shops, and community facilities.

Key Features:

Large 1-acre site with road frontage

Former planning permission for a 5-bedroom, 2-storey home (approx. 2,259 sq. ft)

Additional detached garage included in the plans

Peaceful rural setting with beautiful views

Just a short drive to Ballyjamesduff town centre and easy access to surrounding areas

This site presents a superb self-build opportunity (subject to reinstating planning permission, if required) for those looking to create a spacious and modern family home in a desirable location.

Please note the site is being sold as is and not on a subject to planning basis.

TO VIEW OR MAKE A BID Contact Martin Shortt Auctioneers or iamsold, 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 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.