

Martin Shortt Auctioneers
Cavan Street
Old Castle
Meath
t: 049 8541888
email: info@martinshortt.ie

**Lot 3 - House on 1.12 Acres & Circa 11.8 acres,
Drumrora, Ballyjamesduff**
Starting Bid: €189,000.00



For sale by Martin Shortt Auctioneers via the [iamsold](https://www.iamssold.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.iamssold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market, a once in a lifetime gem well located close to the renowned brown trout fishing lake, Lough Sheelin and within driving distance of Dublin, Airport and Port.

The derelict cottage sits on circa 1.2 acres and is to be sold with full planning permission to extend/ create your own home that benefits from quiet road access. The cottage has the potential to be used as a main residence, a holiday home or as a rental investment close to the shores of Lough Sheelin and Crover House Hotel & Golf Resort.

There is a further approx. 11.8 acres of good quality agricultural land with a mature forestry plantation on the boundary which gives the 'awe' factor to the entire property.

The land has been reclaimed and is well fenced with mature trees on the boundaries. Ideal

for a farmer wishing to increase their existing holding or for any new farming enterprise.

The area is highly sought after by fishing enthusiasts, golfers, keen swimmers etc because of its proximity to the lake county of Cavan, Dublin and Meath. This location attracts international visitors and tourists, therefore, offering an excellent investment for any type of tourist accommodation.

There is an option to purchase the cottage on c. 1.2 acres and the c. 11.8 acres of agricultural land separately. For more information on this please contact the auctioneer.

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. 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.