

CK Properties
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Carrowcushlaun West
Ballina
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House on C.56 acres Ardara, Charlestown

Starting Bid: €135,000.00



For sale by CK Properties via the [iamsold](https://www.iam-sold.com) 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.iam-sold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Derelict Cottage on 56 Acres – (Red outline is indicative only and should not be relied upon as a precise representation of land boundaries)

Set in the peaceful and storied landscape of Charlestown, this derelict cottage on approximately 56 acres offers a rare and rewarding project for those seeking a rural escape with development potential.

The property includes a range of outbuildings and farm structures, all of which present restoration opportunities. The lands are in fair to poor condition overall, with an estimated half comprising bogland—ideal for biodiversity, nature interest, or potential environmental schemes.

Crucially, the cottage should qualify for both the Vacant Property Refurbishment Grant and the Derelict Property Grant, giving a significant financial boost to renovation plans.

Features

Derelict Cottage on 56 Acres

3 bedrooms / 1 bath

Range of outbuildings and farm structures

Approx. 26.5 acres of average quality lands

Approx. 30 acres bogland

May Qualify for Vacant Home and Derelict Grants

Septic Tank

Mains Water

2km to Charlestown

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/cdb03190d6a64fb7b8f836762ee2bf9e/auction-pack>

TO VIEW OR MAKE A BID Contact CK Properties 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.