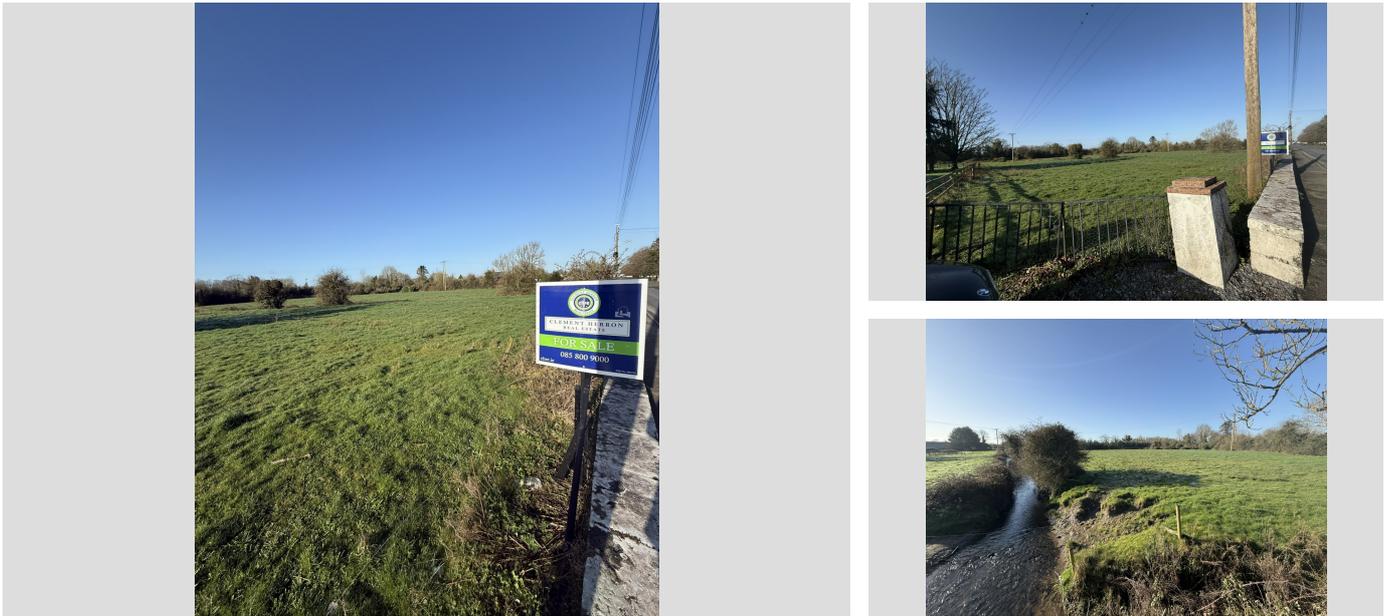


**Clement Herron Real Estate**  
**109 Bridge Street Lower**  
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## **6 Acres at Tone Street, Mountmellick**

### **Starting Bid: €55,000.00**



For sale by Clement Herron Real Estate 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.

New to the market comes this 6 acre plot offered in two divisions. Folio Number LS2214

It is good quality grazing land. It is well fenced and watered. A river runs through it. There is a CPO issued for narrow strips along the riverbank to facilitate local flood prevention works.

The land is within the town boundaries of Mountmellick

TO VIEW OR MAKE A BID Contact Clement Herron Real Estate or iamsold, [www.iamsold.ie](http://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 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.