



THE LEINSTER  
PROPERTY AUCTION

# Wednesday 26th September

## Auction Brochure



Dublin  
Carlow  
Kildare  
Kilkenny  
Laois  
Longford  
Louth  
Meath  
Offaly  
Westmeath  
Wexford  
Wicklow  
  
And also:  
Cavan  
Donegal  
Monaghan



# 87%



Sold at our last public auction



**WEDNESDAY 26TH SEPTEMBER 2018**  
**THE CLAYTON HOTEL, LIFFEY VALLEY, DUBLIN**  
REGISTER FROM 6.30PM | AUCTION STARTS 7.00PM

# DEAR BIDDERS



We are delighted to welcome you to The Leinster Property Auction, taking place on the 26th of September 2018 at The Clayton Hotel, Liffey Valley, Dublin. This is our fourth auction of the year and we will hold a total of 5 auctions during 2018. The next public auction will take place here on the 5th of December 2018. We are also offering properties for sale via our online auctions and we are currently taking entries for both our online & public auction events.

The auction team are looking forward to a busy night ahead and we are delighted to offer an excellent variety of residential and commercial properties from throughout the province to the floor.

The auction is a partnership of established estate agents from across Munster and the neighbouring counties. We are continuously offering properties via our online auction website [www.leinsterpropertyauction.ie](http://www.leinsterpropertyauction.ie) and also via our regular public auction events. This evening we are offering a fantastic selection of realistically priced properties by public auction. We hope that you are successful in securing the properties that are of interest to you and we will endeavour to make the buying process hassle free.

## The Leinster Property Auction - making auction more accessible

Our aim is to make auction more accessible to both the seller and the purchaser. We therefore do not charge any entry or marketing fees into our auctions, making auction easily accessible to sellers. To assist purchasers, we offer a flexible auction solution and work with both mortgage buyers and cash purchasers. The vast majority of properties we offer for sale come with the benefit of a full legal pack.

The legal pack provides the purchaser with all the relevant documentation and information relating to a property ahead of bidding and allows successful purchasers to finalise their purchase quickly.

### Bid online 24/7

Visit [www.leinsterpropertyauction.ie](http://www.leinsterpropertyauction.ie) to view our online auction properties. Our online auctions run for between 30 - 45 days and potential purchasers can organise a viewing of the online auction properties as normal. Bids can be placed in person, over the phone or by registering on the auction website. All bids are made visible on the online auction website along with the time remaining. The online auction end time is extended to 2 minutes remaining for every bid that is placed in the final 2 minutes of the auction. This ensures every bidder has the opportunity to increase their bid before the auction ends. The highest bid secures the property providing the realistic reserve price has been met or exceeded. Vendors can also decide to accept a bid at any stage during the online auction, so don't forget to register your interest early to avoid disappointment. In addition to the properties found in this brochure we currently have over 200 realistically priced properties available to buy via our online auctions.

We look forward to seeing you again at our next public auction event which will be held The Clayton Hotel, Liffey Valley, Dublin on December 05th.

Regards

**Patrick Folan**  
Auction Director

**Patrick Convey**  
Sales Director

## The Leinster Property Auction Success stories

Start Bid ..... €1,475,000  
Sold ..... €1,500,000  
Bids.....14



### 100 Acres, Mayne, Clonee, Co. Meath

- Approx 100 Acres
- High Quality Lands
- Excellent Location

Starting Bid ..... €80,000  
Sold ..... €130,000  
Bids ..... 57



### The Gem Shop, Water Street, Hacketstown

- 3 Bedrooms
- 2 Storey Premises
- 2 x Commercial Units
- BER: B2 / G

Start Bid ..... €3,000,000  
Sold ..... €3,325,000  
Bids .....5



### Latouka Apts, Ballyowen Lane, Lucan,

- 12 Bedrooms
- Entire Block of 18 Apts
- Fully Rented
- BER: C

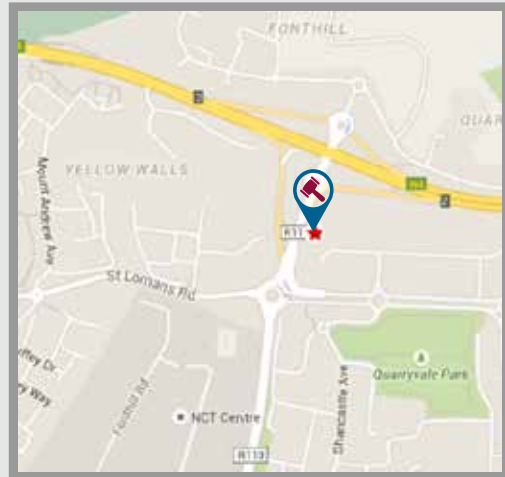
Start Bid ..... €90,000  
Sold ..... €335,000  
Bids.....49



### Palmer Road, Kenure, Rush

- 1.92 Acres of Land
- Development Land
- Great Location
- Amenities

# NOTES...



## The Clayton Hotel, Liffey Valley, Dublin

The Clayton Hotel, Liffey Valley is situated on the M50 / N4 intersection at Liffey Valley. From the M50, exit at Junction 7 onto N4 toward Sligo / Galway At Junction 2, take the R113 exit to Fonthill / Liffey Valley. Keep left at the fork, follow signs for R113 / Liffey Valley Centre. Slight left. At the roundabout, take the 1st exit. Take next left again and hotel and on the right.

**Registration at 6.30pm**  
**Auction begins at 7.00pm**

## Auction Day Procedure

Before placing a bid we strongly advise that you carry out market research and due diligence on any property you are interested in bidding on. Make sure to review all necessary legal documents for the subject property. We recommend that before bidding you visually inspect the property internally and are completely happy with what's on offer.

## Registration

You will be required to provide photographic I.D. and proof of address to obtain a bidding paddle to enable you to bid at a property auction. If you intend to bid please remember to bring with you items above along with debit card or bankers draft for your deposit. Please also bring the contact details of the solicitor you intend to use, or there may be a solicitor present.

## Timing

The lots will be sold in order as catalogued. Allow approximately 3 minutes per lot as a guide. Therefore lot ten should be offered for sale at approximately 7.30pm.

## Bidding For Your Lot

When the auctioneer announces your lot he will clearly state the address of the property. Please double check before bidding that this is the lot that you are interested in. The current lot number is usually displayed with a photograph on screen at the front of the room. The auctioneer will invite bids at a particular level and you can make this bid by raising your paddle. If you wish to make a bid other than the bid which the auctioneer asks for, please call out your bid and the auctioneer may or may not accept it. The property will be sold when the hammer falls to the highest bidder above reserve – but not until the auctioneer asks for any final bids. Never delay until the last second with your bid – you may be too late to bid. Remember, there may be a lot of people in the room and unless your bid is clear the auctioneer may not see you.

## On The Fall Of The Hammer

If you are the successful bidder a member of the auction team will approach you and ask you to follow them to the accounts room. You will then be asked to provide a deposit on the property and sign the contract for sale. The Sales Advice Note will be prepared the following day and both solicitors will be instructed to progress the sale. Please do not leave the auction room without paying your deposit and completing the required paperwork.

## What If The Lot I Want Is Unsold?

If a lot fails to reach its reserve in the room and you wish to buy it, ensure you register your highest bid with us before you leave the room. We will contact the vendor and ask them for their instructions and contact you if we think that a sale after the auction is negotiable. Alternatively call us in the office after the auction.

## Is my property suitable for Auction?

We deal with the sale of all types of assets from residential homes, commercial properties, investments and land. All properties will benefit from the additional marketing campaigns we undertake both in Ireland & abroad. This extra exposure should ensure interest is generated on each property and maximise the chances of selling.

## Unconditional Auction

Once a sale is agreed, the buyer will pay down a non-refundable deposit of 10% with a minimum of €6500. The buyer will also sign the contract for sale thus securing the property. Our auctions provide complete transparency for both the buyer and vendor.

## Online Auction

In addition to our public auction events, we also sell properties via our 30 - 45 day online auction. We market the properties during this period and potential purchasers can view the property as normal. Interested parties can then bid online and all bids are made visible on the auction website. Bids may be accepted by the Seller at any time during the online auction period or if the reserve has been met or exceeded at the end of the online auction, the property is deemed sold.

## The Verdict

Our auction platforms including both online & public auctions are suitable to all types of property sales. All properties will benefit from extra marketing and exposure. A fair reserve price is set and market value for the property will be reached through competitive bidding between parties.

**If you have any queries or would like to discuss buying or selling a property with us, please feel free to contact the auction team on 01 687 5040.**



# GOING, GOING...

# ...GONE!



## Glossary of Terms

### Addendum

This document which is published on the day of the auction contains all of the corrections, changes and additions to the details within the catalogue. It is important that you read this document before bidding to see if there is anything significant listed against your lot. We will be compiling these amendments right up until the auction day. The most up to date copy is always available from our auction department. The Addendum forms part of the contract of sale.

### Reserve Price

This is the minimum price that a seller is willing to accept for a subject property. This is a realistic and fair figure which needs to be met, to allow us to sell the property. Reserve prices are not published; this is a private agreement between the vendor and the auctioneer.

### Deposits

Unless otherwise stated, each property is sold subject to contract deposit of 10%, subject to a minimum of €6,500. If you are interested in a particular lot please speak to a member of the team before you bid and clearly read the terms and conditions attached to the property. Please note that the deposit is paid on a non-refundable basis. It is held as a deposit against the subject property and contract are signed immediately.

### Exchange of Contracts

The buyer first signs the contract for sale after which the seller will sign the same contracts thus allowing exchange of contracts to take place. This is the point at which both parties are legally obliged to complete the transaction.

### Closing of Sale

This is when the purchase becomes final. The purchase price is paid in full by the buyer's solicitor and received by the seller's solicitor. Closing can take place at the same time as the exchange of contracts (See before) but is usually a few weeks later. The seller must move out of the property on this date and release the keys to the buyer, who may move into the property.

### Special Conditions of Sale

In addition to these 'general' conditions applicable to each lot, the vendor's solicitor may draft additional terms applicable to their individual lot – these are the Special Conditions. These are not printed in the catalogue and are available for free from the auction department if applicable. They form part of the Contract of Sale. It is important that you satisfy all of your legal enquiries and are aware of all conditions (including any Addendum or Special Conditions) before you bid at auction.

### Pre-Auction Offers

We anticipate that the lots in this catalogue will be offered, as advertised, on the day of sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. Parties interested in particular lots are advised to register their interest with the auctioneers at the earliest opportunity.

### Building Energy Rating (BER)

Building Energy Ratings contain information on your home's energy use and typical energy costs, with recommendations on how to reduce energy use and save money.

### Disclaimer

Particulars within this catalogue are believed to be correct but their accuracy is not guaranteed. Prospective purchasers are advised to make their own enquiries of the appropriate authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

### The Catalogue

Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

### Plans, Maps and Photographs

The plans, maps and photographs published in the catalogue are to aid identification of the property only. The plans are not to scale.

### Starting Bids

Every property is advertised with a starting bid, which is the recommended level at which the bidding should open. It must not be relied upon by potential buyers as a valuation, as in most cases the reserve is above this level.

### Insurance

Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until exchange.

### Viewing

We cannot give any guarantees regarding the condition of properties and buyers must assess each property on its own merits. When viewing properties, please proceed with caution and take necessary requirements to ensure own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by The Auction Department and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

**The Legal Aspect**

The Legal Aspect of buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the Contract, General and Special Conditions of Sale and other legal documentation.

**Pre Auction Offers**

If a property has been entered into a public auction at one of our regional auctions, the online bidding facility is disabled. If you wish to place a pre-auction offer, you will need to speak with a member of the auction team who will explain the process to you. The vendor can consider offers prior to the public auction, but this is at their discretion to do so.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.

**Legal Pack**

The majority of our lots will have a full and complete legal pack prepared which includes the documents prepared before the property is sold via auction. This gives the buyer a chance to review the legal aspects of the property before purchasing. The pack may include: draft sales contracts, title documents, property information forms, fixture and fittings forms, leasehold documents if applicable and auction terms and conditions. These documents can be sent to interested parties solicitors prior to bidding on an auction property.

**Once the property is sold, solicitors will be informed to ensure a timely transaction period.**

**I hope we have explained the process clearly and outlined the important points regarding bidding at auction. However if you have further queries, don't hesitate to speak to a member of our auction team.**

**[www.leinsterpropertyauction.ie](http://www.leinsterpropertyauction.ie)  
Call 01 687 5040**

**PROOF OF IDENTIFICATION**

All successful bidders must provide Proof of Identity and Proof of Address in order for us to comply with money laundering regulations.

**Original documents must be provided.  
Photocopies are not accepted.**



**Important notice!**  
You must supply at least one document from each list below to proceed with the sale.\*

**Proof of Identity Tick List**

- ☒ Current Signed Passport
- ☒ Current Full IE/EU Photo Card Driving Licence\*\*
- ☒ Current full IE Driving Licence\*\* (old style)\*\* (Provisional licenses not accepted).

**Proof of Address Tick List**

- ☒ Current full IE Driving Licence\*\* (Provisional licenses not accepted).
- ☒ A utility bill issued in the last three months (Not a mobile phone bill)
- ☒ Correspondence from an Irish Government Agency (valid for the current year)
- ☒ Bank / Building Society / Credit Union statement containing current address.
- ☒ Most recent original mortgage statement from an Irish/UK lender.

**DEPOSITS**

Deposits will be accepted by one of the following methods:  
Bank Draft & Debit Card  
NO CASH WILL BE ACCEPTED

\*\*Current full IE/EU driving license cannot be used to prove both ID and address. This document can only identify ID or address.

Lot	Property Address	Starting Bid	Agent
01	Unit 2 Shannon Valley Centre, Turvey, Donabate, Dublin	€160,000	Kelly & Co. Auctioneers
02	61 The Court, Petitswood Manor, Mullingar, Westmeath	€175,000	Property Partners McDonnell
03	Unit 44 (Hotel suite with two bedrooms), Grand Canal Hotel, Grand Canal Street, Ballsbridge, Dublin	€180,000	IMOVE
04	3 Chapel Street, Carndonagh, Donegal	€150,000	Neal J Doherty & Sons
05	Circa .864 Acres, Loughnagannon, Kilmacrenan, Donegal	€12,000	Charlie Robinson
06	78 Carnegie Court, Swords, Dublin	€165,000	Noel Kelly Auctioneers Ltd
07	1 The Brosna, Mullingar, Westmeath	€60,000	Property Partners McDonnell
08	Petrol Station & House, Clonmel Rd, Callan, Kilkenny	€265,000	DNG Ella Dunphy
09	75 Flaxfields, Convoy, Donegal	€75,000	Charlie Robinson
10	Circa .756 Acres, Loughnagannon, Kilmacrenan, Donegal	€12,000	Charlie Robinson
11	Dromone, Oldcastle, Meath	€110,000	Martin Shortt Auctioneers
12	56 Belvedere Hills, Ballinderry, Mullingar, Westmeath	€155,000	Property Partners McDonnell
13	Drumbreanlis, Carrigallen, Leitrim	€120,000	Padraic Davis Auctioneering
14	Daybreak Convenience Store, Main Street, Wicklow Town, Wicklow	€185,000	Dooley Poynton Auctioneers
15	Circa .815 Acres, Coolboy, Killydesert, Kilmacrenan, Donegal	€12,000	Charlie Robinson
16	No 55 Belvedere Hills, Ballinderry, Mullingar, Westmeath	€155,000	Property Partners McDonnell
17	Development Site - Tirhogar, Ballycarroll, Killenard, Laois	€1,200,000	Clement Herron Real Estate
18	33 Meadow Court, Daingean, Offaly	€135,000	Mark Charles Properties
19	12 Belvedere Hills, Mullingar, Westmeath	€250,000	Property Partners McDonnell
20	75 Carnegie Court, Swords, Dublin	€165,000	Noel Kelly Auctioneers Ltd
21	Unit 8, Dunboyne Business Park, Dunboyne, Meath	€175,000	The Property Shop - Dunboyne
22	Garage / Storage Unit, Rear Of Kildare Road, Crumlin, Dublin	€20,000	Redmond Auctioneers



After your  
winning  
bid, here's  
something  
else to  
smile about

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.....  
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.....

\*Fees and exchange rate data for banks taken from the International Money Transfer Index™ (IMTI™). For more information on our bank-beating exchange rates, visit our website.

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Jan  
**Currencies Direct**  
customer since 2005

## Lot 1

### Unit 2 Shannon Valley Centre Turvey, Donabate Dublin



Starting Bid: €160,000

Lock up Office / Workshop / Storage facility with potential for other uses. Ground floor offices along with kitchenette & wc of c.95 sq m plus storage about 75 sq m with 4.4 ceiling height. Mezzanine comprising c.170 sq m broken into about 4 units. c. 352 sq m overall.



Branch: [Rush](#) | 01 849 1155

Industrial Unit / Lock Up · High Profile Location · C.170 sq.m / 4 Units  
· BER D1

## Lot 2

### 61 The Court Petitswood Manor, Mullingar Westmeath N91X 3T7



Starting Bid: €175,000

Modern 3 bed, semi-detached house, overlooking a well-kept green area in Cul-de-sac setting. The property benefits from a private garden to the rear of the house and would be ideal as a first family home. Located within walking distance of the town centre



Branch: [Mullingar](#) | 044 9333333

3 Bed Semi-Detached · Private Garden to Rear · Ideal Family Home ·  
BER C3

## Lot 3

### Unit 44 (Hotel suite with two bedrooms), Grand Canal Hotel Grand Canal Street, Ballsbridge Dublin



Starting Bid: €180,000

A unique investment opportunity of two en-suite bedrooms within The Grand Canal Hotel. The properties are leased with current income is €16,000 per annum providing a strong annual yield of circa 9%.



Branch: [Dublin](#) | 01 8532670

2 En-Suite Bedrooms · Within Grand Canal Hotel · Income of €16,000  
p/a · BER B3

## Lot 4

### 3 Chapel Street Carndonagh Donegal



Starting Bid: €150,000

Large commercial building for sale in Carndonagh town centre



Branch: [Carndonagh](#) | 0749374300

Large Commercial Unit · Town Centre Location · 3 Bed, Top Floor Apt.  
· BER C1/C3/G

## Lot 5

### Circa .864 Acres Loughnagannon, Kilmacrenan Donegal



Starting Bid: €12,000

Approx. 0.864 acres of land with excellent site potential, situated on the outskirts of Letterkenny Town. The land previously had planning permission for a detached residential home and offers great potential to build in a must convenient area (subject to planning)



Branch: [Letterkenny](#) | 074 912 0990

Approx. 0.864 Acres · Great Site Potential · Excellent Location

## Lot 6

### 78 Carnegie Court Swords Dublin K67D P29



Starting Bid: €165,000

2 bedroom top floor apartment in this very popular development. Boasting a light filled interior with well laid out accommodation No. 78 has been designed with modern living in mind. Ideal for the astute investor.



Branch: [Portmarnock](#) | 01 846 2752

2 Bed, Top Floor Apt. · Modern Design · Ideal Investment · BER C2

## Lot 7

### 1 The Brosna Mullingar Westmeath N91P 951



Starting Bid: €60,000

A centrally located, 2 bed, ground floor apartment, in a secure gated complex. The apartment offers bright and spacious living accommodation and would be ideal for first times buyers or investors alike.



Branch: [Mullingar](#) | 044 9333333

2 Bed, Ground Floor Apt. · Ideal Location · Secure Gated Complex · BER D2

## Lot 8

### Petrol Station & House, Clonmel Rd Callan Kilkenny



Starting Bid: €265,000

This is a great opportunity to Purchase Callan Towns Prime service station. The property comprises of a fuel filling station, forecourt, convenience store, and large block built building (former residence and currently used for storage).



Branch: [Kilkenny](#) | (056) 778 6000

Filling Station & Shop · 3 Bed House · Great Opportunity · BER Exempt

## Lot 9

### 75 Flaxfields Convoy Donegal F93P X78



Starting Bid: €75,000

A 3 bed semi-detached house, located in the village of Convoy. The property is ideal for a first time buyer or investor. Located just a 15 minute drive from Letterkenny town



Branch: [Letterkenny](#) | 074 912 0990

3 Bed Semi-Detached · Good Condition Throughout · Excellent Location · BER C3

## Lot 10

### Circa .756 Acres Loughnagannon, Kilmacrenan Donegal



Starting Bid: €12,000

Apprx. 0.756 acres of land with excellent site potential, situated on the outskirts of Letterkenny Town. The land previously had planning permission for a detached residential home and offers great potential to build in a must convenient area (subject to planning)



Branch: [Letterkenny](#) | 074 912 0990

Approx. 0.756 Acres · Great Site Potential · Excellent Location

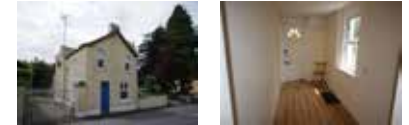
## Lot 11

### Dromone Oldcastle Meath A82D 8H3



Starting Bid: €110,000

A fantastic 4/5 bed detached property, on approx. 2 acres. While the house itself is in need of total refurbishment, it offers excellent potential has a large family home in a great location.



Branch: [Virginia](#) | 049 8541888

4/5 Bed Detached · In Need of Refurbishment · Close to Local Amenities · BER E2

## Lot 12

### 56 Belvedere Hills Ballinderry, Mullingar Westmeath N91E 2R0



Starting Bid: €155,000

Spacious 4 bed, semi-detached home in a very popular residential area of Mullingar. The property is in excellent condition throughout and is just a few minutes' walk from the town centre. This fine property will make an ideal family home

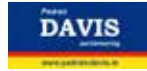


Branch: [Mullingar](#) | 044 9333333

4 Bed Semi-Detached · Excellent Condition · Great Location · BER C3

## Lot 13

### Drumbreanlis Carrigallen Leitrim



Starting Bid: €120,000

Overlooking Gulladoo Lough, this brilliantly presented 4 bed bungalow with double detached garage, is in a dream setting.



Branch: [Longford](#) | 0433350555

4 Bed Bungalow · Excellent Condition Throughout · Superb Lake Views · BER D2

## Lot 14

### Daybreak Convenience Store Main Street, Wicklow Town Wicklow



Starting Bid: €185,000

A two story mid terrace, commercial unit ground floor retail unit & first floor office. The property is in the ideal location on the main street and is offered with Vacant Possession



Branch: [Wicklow Town](#) | 0404 62292

2 Story Commercial Unit · Main Street Location · Vacant Possession · BER C2

## Lot 15

### Circa .815 Acres Coolboy, Killydesert, Kilmacrenan Donegal



Starting Bid: €12,000

Approx. 0.815 acres of land with excellent site potential, situated on the outskirts of Letterkenny Town. The land previously had planning permission for a detached residential home and offers great potential to build in a must convenient area (subject to planning)



Branch: [Letterkenny](#) | 074 912 0990

Approx. 0.815 Acres · Great Site Potential · Excellent Location

## Lot 16

### No 55 Belvedere Hills Ballinderry, Mullingar Westmeath N91H 2F4



Starting Bid: €155,000

Spacious 4 bed, semi-detached home in a very popular residential area of Mullingar. The property is in excellent condition throughout and is just a few minutes' walk from the town centre. This fine property will make an ideal family home



Branch: [Mullingar](#) | 044 9333333

4 Bed Semi-Detached · Excellent Condition · Great Location · BER C3

## Lot 17

### Development Site - Tirhogar Ballycarroll, Killenard Laois



Starting Bid: €1,200,000

C. 18 acre development site which is zoned for developmen. The site previous had planning permission for a large residential development, and now offers an excellent opportunity to build a significant development of both residential and commercial properties.



Branch: [Portlaoise](#) | 057 866 6344

18 acres of zoned land · Prime location · Next to 5\* Heritage Hotel

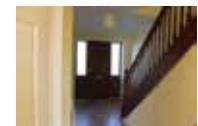
## Lot 18

### 33 Meadow Court Daingean Offaly



Starting Bid: €135,000

Spacious 3 bed family home in good condition throughout and walking distance to Daingean.



Branch: [Tullamore](#) | 046 9750000

Spacious 3 Bed Family Home · Good Condition Throughout · Great Location · BER C3 | No. 110209517

## Lot 19

### 12 Belvedere Hills Mullingar Westmeath N91C 6Y1



Starting Bid: €250,000

A spacious 5 bed detached home, on large site in ideal location. The house is offered for sale in excellent condition throughout and has many benefits, including a large, bright conservatory, which leads into a beautifully private rear garden area.

Branch: [Mullingar](#) | 044 9333333

5 Bed Detached · Ideal Location · Excellent Condition · BER C1

## Lot 20

### 75 Carnegie Court Swords Dublin K67C 521



Starting Bid: €165,000

2 bedroom top floor apartment in this very popular development. Boasting a light filled interior with well laid out accommodation No. 78 has been designed with modern living in mind. Ideal for the astute investor.

Branch: [Portmarnock](#) | 01 846 2752

2 Bed, Top Floor Apt. · Modern Design · Ideal Investment

## Lot 21

### Unit 8 Dunboyne Business Park, Dunboyne Meath



Starting Bid: €175,000

A commercial property offering 334 sq.m. of warehouse and office space in Dunboyne Business Park.

Branch: [Dunboyne](#) | (01) 825 5222

Commercial Unit · c. 3,046 sq. feet · Ideally Located · BER D1

## Lot 22

### Garage / Storage Unit, Rear of Kildare Road Crumlin, Dublin 12 Dublin



Starting Bid: €20,000

Commercial garage/storage unit located to the rear of Kildare Road and was recently used as a garage, holding 3/4 cars at a time.

Branch: [Rathcoole](#) | .

Commercial Garage · Storage Facility · Located to the Rear of Kildare Rd



**No Entry Fees**

## Our Next Live Auction Event

**If you're interested in buying or selling at our next event, please contact us today for further information.**

**01 687 5040**

[enquiries@iam-sold.ie](mailto:enquiries@iam-sold.ie)



THE LEINSTER  
PROPERTY AUCTION

# Remote Bidding Service

## Telephone or proxy bidding.

We provide a remote bidding service for prospective Buyers who are unable to attend the auction event in person. The service is by telephone or proxy bid which is a written bid up to a specified amount. If you require a bidding service please contact the Auction Team on **01 687 5040** or [enquiries@iam-sold.ie](mailto:enquiries@iam-sold.ie) to request the remote bidding registration form. To avoid disappointment please contact the Auction Team at the earliest opportunity to avail of this service as a limited number of places are available.

## Terms & Conditions

1. A prospective buyer wishing to make a telephone or proxy bid ("Bidder") must complete, sign and date the specified bidding form which will be provided by the auction team. Separate bidding forms must be completed for each individual lot.
2. The form must be delivered to The Auction Department, Unit 3, Liosbaun Business Park, Tuam Road, Galway at least 24 hours prior to the start of the Auction.
3. For the telephone bidding service, a member of the Auction Team will contact the Bidder by telephone before the specified lot is offered for sale and take instruction from the Bidder via the telephone. We recommend for the telephone bidding forms, that the Bidder fills out a maximum bid amount in the event connection cannot be made or is lost during the auction event.
4. If the Bidder is successful in securing the property, the auction team are authorised to sign immediately the Memorandum of Sale or Reservation Form on their behalf as outlined on the bidding form provided.
5. If the Bidder wishes to withdraw or alter their remote bidding registration form or to attend the Auction in person, it is their responsibility to notify the Auction Team in writing no later than 3pm on the day of the Auction.
6. The Auction Team shall not be liable for any failure to bid due to inadequate or unclear instructions being received or for any other reason. The Auction Team have absolute discretion as to whether or not and in what manner to bid.
7. The Bidder is deemed to have full knowledge of the General and Special Conditions of Sale and all other relevant documentation including the Terms and Conditions of the Auction. The Bidder is also deemed to have full knowledge of any addendum produced by the Auction Team at or prior to the Auction. The Bidder is therefore advised to check with the Auction team whether any relevant addendum has or will be produced and the Auction Team will not be liable if the Bidder fails to check. The Bidder confirms that they will keep the Auctioneers indemnified against any claims arising from the processing of their bidding form.
8. On acceptance of a bid, a deposit will be taken from the debit/credit card details as nominated on the remote bidding registration form.

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### Unconditional Auction

1. On acceptance of an offer or on the fall of the hammer the buyer will pay a 10% contract deposit (subject to a minimum of €6,500), with signing of contracts for sale required immediately by the successful Bidder.
2. From point of exchange, 28 days is granted to both Buyer and Seller to close the agreed sale (unless stated otherwise).
3. The contracts for sale and legal packs should be reviewed before bidding. The signed contract for sale will be relied on as the agreement between parties.
4. We advise all bidders seek independent legal advice before bidding.
5. Deposit can be taken by debit card or bank draft (made payable to IAM Sold Property Auctions).

6. The property may be offered for sale with an undisclosed reserve. In this instance the Starting Bids Price will be noted and the reserve may be higher or lower than this figure.
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8. VAT may be applicable in addition to the purchase price and this will be noted in the Contract for Sale.
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