



AUCTION - TUESDAY 31st MARCH

• THE PAVILION, LEOPARDSTOWN RACECOURSE •

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10 Riverside View ,The Pines, Ballinasloe, Co. Galway

AMV: €90,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
PWC*

Location

This house fronts onto Riverside View in a well laid out residential development known as the Pines, between the R357 and the River Suck. The Pines lies on the south side of the R357 and between its intersections with the R446 (Athlone Road) and Moycarn Drive. This is an established residential location on the east side of Ballinasloe and within 2.2 km of the town centre.

Description

The property comprises a 3 bedroom detached house of standard block construction with part red brick elevation and pitched tiled roof. The house, which extends to c. 139 sq.m. is served by oil fired central heating and mains water & drainage. There are gardens to front and rear. Presently rented.

LOT 1



1 Beechlawn, Ballinasloe, Co. Galway

AMV: €90,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
PWC*

Location

The property is situated in the Beechlawn area of Ballinasloe. This is a residential location on the south side of the town, between the M6 (Galway Road) and the town centre. The house is 1 of 6 detached units in a small horse-shoe shaped development on the north side of Beechlawn Road between Brackernagh and Poolboy.

Description

The property comprises a very well maintained detached bungalow of timber frame construction and red brick facade supporting a pitched slate roof. Accommodation includes entrance hall, living room, kitchen / dining area, utility, 3 bedrooms, 1 en-suite and main bathroom. The house is served by mains services to include gas fired central heating and boasts a large rear garden. Presently let.

LOT 2



72 Cratloe Wood Student Village, Old Cratloe Road, Limerick

AMV: €26,000

Solicitor: Byrne Wallace

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
PWC*

Location

Cratloe Wood Student Village is located within 500m of Limerick Institute of Technology. It is on the north side of Old Cratloe Road and between its intersections with Galtee Avenue and Caherdavin Meadows. This is an established residential location on the north-west side of Limerick city and within 3 km of the city centre.

Description

No 72 comprises a 3 bedroom first floor apartment of approx. 70 sq.m. Accommodation includes kitchen / living area, 2 single bedrooms, 1 double bedroom with en-suite and main bathroom. There is electric storage heating. All rents and charges in this scheme are pooled. Currently producing c. €1,000 pa net.

LOT 3



Apt 236 Brookfield Hall, Limerick

AMV: €30,000

Solicitor: Byrne Wallace

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
PWC*

Location

Brookfield Hall is located on the east side of the L5173, a minor road which links the R445 (Dublin Road) with the R527 (Tipperary Road). This is a predominantly residential location on the banks of the River Groody, 3.5 km east of the city centre. The University of Limerick lies within 1.75 km and is served by a bus route.

Description

No. 236 comprises a 3 bedroom third floor apartment of approx. 90 sq.m. Accommodation includes kitchen / living area, 2 single bedrooms each with en-suite shower rooms and 1 double bedroom also with en-suite shower room. There is electric storage heating. All rents and charges in this scheme are pooled. Current pooled rental income approx. €4,800 p.a.

LOT 4



37 MacOisín Place, Dromod, Co. Leitrim

AMV: €45,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
HWBC Allsop*

Location

Traveling from Dublin on the N4. At the roundabout signposted for Dromod take the first exit onto the L1600. Continue through the village. At the crossroads turn right on to the L1601. MacOisín Place is on your right and the property is the third unit after The Brandywell.

Description

Modern spacious 4 bed terraced property on the main street of the village of Dromod. c.157 sq.m. Suit a variety of uses. Popular seasonal tourist location.

Accommodation: Kitchen /Dining (7.7m x 5.41m), Living Room - open fire (5.81m x 4.7m), Guest WC 1st Floor, 4 bed - 2 Ensuite, Family bathroom, Hot press, Double glazed, GFCH

LOT 5



24, 25 & Part 26 Lower Yellow Road, Waterford

TENANTS NOT AFFECTED

AMV: €90,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

Location

This property is located at 24 and 25 Lower Yellow Road in Waterford city, together with part of the rear of 26. This is a central location on the north side of Lower Yellow Road and between its intersections with Doyle Street and Phillip Street.

Description

The property comprises a recently renovated mid-terrace retail unit. The property appears to be of standard masonry construction with a smooth plaster and stone cladding facade, supporting a pitched slate roof. The ground floor area extends to c.177.5 sq.m. to include c.42.6 sq.m. of storage space, while there is a further 55.9 sq.m. at first floor level accommodating office, store, staff toilets and kitchen. The property includes delivery access to the rear together with small rear yard.

LOT 6



Brookside, Marlton Road, Wicklow Town

AMV: €140,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Grant Thornton*

Location

The property is situated on the south side of the R751 (Marlton Road) and adjacent to its intersection with the R750 (Main Street) and The Grand Hotel. This is an established town centre location with neighbouring properties making up a retail and residential mix.

Description

The property comprises a semi-detached commercial / office building with six parking spaces to the side. Internally the accommodation is laid out over 2 floors plus converted attic space and includes reception area, spacious kitchen facilities and ample office space.

LOT 7



Old Stone House, Castlereagh Road, Ballinlough, Co. Roscommon

AMV: €100,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Grant Thornton*

Location

The Old Stone House occupies a prominent site on the main thorough fair of the village of Ballinlough on the N60 from Castlereagh to Ballyhaunus.

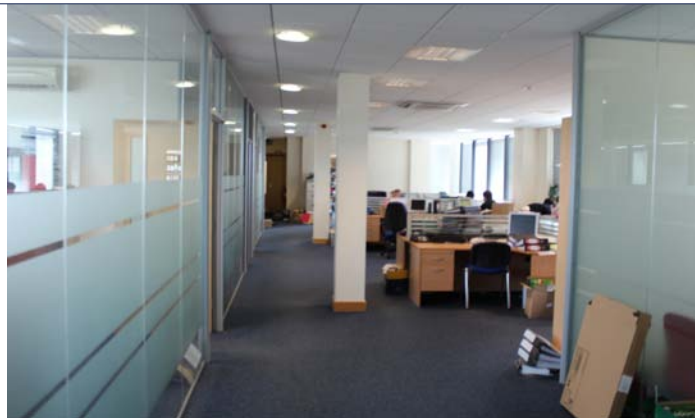
Description

Two storey period cut-stone property with single storey extension to rear. Total accommodation extending to approx. 511 sq.m. to include former bar / restaurant on ground floor with 3 self-contained apartments overhead. The property does not benefit from a publicans licence.

Total site area c. 0.17 Ha.

LOT 8





Investment Offices at Quayside Business Park, Mill Road, Dundalk, Co. Louth

AMV: €1,150,000

Solicitor: Byrne Wallace

Contact: Will Lyons/Hugh Swift

On the instructions of the Receiver PWC

Location

Quayside Business Park is situated on the west side of the N52, between its intersections with St. Helena's Terrace and Quay Street. It is accessed from Mill Street. This is a mixed use location on the north east side of Dundalk and within 1 km of the town centre. Surrounding properties include a school, gymnasium and a retail supermarket.

Description

A selection of office suites in a modern purpose built 4 storey development with surface parking.

- Combined floor area of approx. 2,700 sq.m.
- Total current rental income of c. €168,500 p.a.
- Approx. 1,620 sq.m. presently leased
- Obvious potential for rental increase on full occupancy
- Approx. 1,080 sq.m. in shell finish.
- Schedule of office areas and lease terms available on request.



4 Beechpark West, Athlone, Co. Westmeath

AMV: €15,000

Solicitor: Byrne Wallace

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
PWC*

Location

The property is situated on the north side of Beechpark Road between its intersections with Auburn Villas and Beechpark West. This is a predominantly residential location on the north side of Athlone town. The property has been constructed at the centre of a green area serving the surrounding housing estates.

Description

The property comprises a detached single storey building of pre-fabricated concrete construction with part pitched slate and part flat felt roof. It was formerly used as a general grocery and deli retail outlet. Accommodation includes shop, cold room, food prep area, office, w.c. and storage area. Total approx. 83.3 sq.m. There is also some attic storage space to the front of the building.

Entire unit is presently vacant.

LOT 10



3 Maple Crescent, Navan, Co. Meath

AMV: €150,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
PWC*

Location

From Dublin travel along the M3 into Navan. Exit at Junc. 8. Travel towards the town and at the first set of traffic lights turn right. At the roundabout take the second exit. Take the first right into Maple. Take a right and then the last left. No. 3 is on your left hand side.

Description

Well-presented 3 bedroom semi-detached house extending to approx. 102 sq.m. in the well located Johnstown Wood Development, Navan. Very convenient to Bailis Shopping centre and within walking distance of St. Stephen's School & Colaiste Na Mi.

LOT 11



26 Glencove, Courtown, Co. Wexford

AMV: €80,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
PWC*

Location

Courtown is an attractive coastal town 5.5 km south east of Gorey in Co. Wexford. Glencove is located on the south side of a minor road which links the R742 and Ballinatrav Lower with Courtown town centre via Harbour Court. This is an established residential location which remains within convenient walking distance of the beach and town centre.

Description

The property comprises a mid-terrace two storey house in a secure gated development.

Accommodation includes entrance hall, living room, kitchen / dining area, 3 bedrooms, 1 en-suite and main bathroom. The house is heated by electric storage units and includes a balcony off the main bedroom. Communal garden to rear.

LOT 12



Site at Corryrorke, Mullagh, Co. Cavan

AMV: €25,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Grant Thornton*

Location

The property is located on the L3009 north-west of Mullagh Village, leaving Mullagh towards Virginia on the R194 past Mullagh Lough take the first right, you will enter the townland of Corryrorke (signpost), the property is on the right hand side past the forestry.

Description

Part constructed bungalow in a dilapidated state at Corryrorke Mullagh, Co. Cavan. Windows and doors have been vandalised. Total site area c.0.23 Ha. Folio CN22456F.

LOT 13



Lands at Rosemount, Moate, Co. Westmeath

AMV: €65,000

Solicitor: Amoss

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Duff & Phelps*

Location

The property is situated in the townland of Rosemount which lies approximately 7 km north-east of Moate and 19 km east of Athlone. This is an agricultural location on the south side of a minor road which links the L1240 with the town of Moate. The lands occupy a corner position with frontage onto two roads.

Description

4.8 Ha of agricultural lands held in 1 plan under folio WH24644F. The lands are irregular in shape with 1 point of access from the public road.

LOT 14



c.9.67 Ha of agricultural land at Ballynacarrow, Co. Westmeath

AMV: €100,000

Solicitor: Byrne Wallace

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Grant Thornton*

Location

The subject land is located c.1.9 km north from Loughnavalley. The land is located on the eastern side of the R389 before the forest and has road extensive frontage.

Description

c.9.67 Ha. of low-lying average quality agricultural land with good road frontage onto the R389. Currently under grass and with surrounding lands in forestry with a number of detached houses located nearby. Folio: WH23306F.

LOT 15



26.08 Ha Of Agricultural Land at Sligo

AMV: €95,000

Solicitor: Beauchamps

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
SFKL*

Location

The subject lands are under 3 folios, 2 are located north of the village Skreem and one folio south-east of the village of Drumard off the N59, approx. 25km west of Sligo.

Description

c.26.08 Ha of agricultural lands contained in eight plans in three separate folios as follows; SL13494F (c.7.07 Ha.), SL9985F (c.9.88 Ha.) and SL5869F (c.9.13 Ha.) To be sold as one lot.

LOT 16

FURTHER AUCTIONS IN 2015

APRIL

28

MAY

26

JUNE

23

JULY

21

SEPTEMBER

29

OCTOBER

28

NOVEMBER

24

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Accepting
Entries**

MEET THE TEAM

ABOUT GW2

GW2 is an innovative new service under the Ganly Walters umbrella. The concept introduces a specialised property disposal service which caters specifically but not exclusively to the sub €1,000,000 market. The service is headed by Will Lyons *MRICS MSCIS*, who is assisted by Michele Freely. Will joined Ganly Walters with over two decades of experience in the property industry to include most recently, asset management with IBRC.

GW2 offers all the professional services associated with Ganly Walters, together with a bespoke marketing programme which has been specifically designed to cater for all property types with a general price range of up to €1,000,000. The service includes an inspection and sales strategy report for each property. It is available on a nationwide basis while remaining detached from parochial issues. Property sales are conducted through both private treaty and public auction. The service is also suitable to property portfolios worth in excess of €1,000,000 but where individual asset values may be below this threshold figure.

GW2 is targeting a specific market where vendors are assured of a professional service and purchasers are assured of an open and transparent sales process.

MAIN FEATURES:

- Initial inspection of property together with a written marketing strategy report.
- Full internal inspection on appointment with advice and recommendations on condition.
- Competitive all inclusive initial marketing fee to include national press advertising, "For Sale" board and web listings (GW2.ie, myhome.ie and daft.ie).
- Competitive sale fee (subject to a minimum sale fee).
- Regular progress reports provided on all properties.
- Where necessary, decorative/improvement works can be arranged to ensure properties are in a marketable condition.



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BUYING AT AUCTION - THINGS TO KNOW

1. AUCTION REQUIREMENTS

You will be asked for a cheque or bank draft, normally 10% of the purchase price subject to a minimum of €5,000. Deposit cheques must be in EURO and made payable to GW2.

Identification is required (such as driving licence or passport) and proof of your address (for example, a utility bill or bank statement) for registration to obtain your bidding paddle in order to bid.

2. BEFORE THE AUCTION

- 2.1 Inspect the property.
- 2.2 Get legal advice on the Title from your solicitor.
- 2.3 Get a surveyor to look at the property.
- 2.4 Check the planning.
- 2.5 Check the AMV (Advised Market Value).
- 2.6 Arrange finance: - for the deposit (which will be 10% of the purchase price subject to a minimum of €5,000) - for the balance which will be due when the sale closes.
- 2.7 Preregister for the auction through the website www.ganlywalters.ie. Pay the appropriate preregistration fee and print off confirmation of the registration. Within two weeks after the auction, your registration fee will be repaid to you less the amount retained as specified on the website. Details of when preregistration will close will appear on the website. This registration fee will not be refunded.

3. WHAT YOU NEED TO BRING TO THE AUCTION

- 3.1 Your registration confirmation sheet.
- 3.2 A blank cheque to enable you to pay 10% of the purchase price (subject to a minimum of €5,000.00) or bank draft, if you are the successful purchaser.
- 3.3 Your passport or driving licence and either a current utility bill, bank statement or credit card statement to complete your registration.
- 3.4 Details of the solicitors who will act for you if you are the successful purchaser.

4. AT THE AUCTION

- 4.1 If you have not registered, please arrive at least 45 minutes before the auction is due to start to enable you to register before the auction. You will need to pay the appropriate fee by credit card and give a copy of your passport or driving licence and a current utility bill.
- 4.2 Ganly Walters reserve the right to refuse admission to the auction to anyone, at their absolute discretion. It is a condition of registration that you accept that Ganly Walters also have absolute discretion to forfeit all of your registration fee if they believe that your behaviour has hindered or disrupted the conduct of the sale in any way.
- 4.3 Obtain your bidding paddle from the registration desk.
- 4.4 If there are a number of Lots, check when the auction for your Lot is to be held - either ask the Auctioneer or check in the brochure.
- 4.5 Most properties will have a reserve price which will have been set by the Vendor. If at the auction the highest price bid does not reach the sum of the reserve, then the property will be withdrawn.
- 4.6 If the property exceeds the Vendor's reserve the Auctioneer will declare the property "on the market" and the highest bidder, at that stage (after it is declared on the market, following the fall of the hammer) will be deemed to be the Purchaser.
- 4.7 The Purchaser will immediately pay to the Vendor's solicitor, as stakeholder, a deposit of 10% (subject to a minimum of €5,000) of the purchase price and shall sign the contract, which is a legally binding document.
- 4.8 If the property is withdrawn, the Auctioneer may decide to deal exclusively or otherwise, with the highest bidder. If those discussions lead to an agreement to sell the property then the Purchaser will be asked to sign the legally binding contract immediately and pay a 10% deposit (subject to a minimum of €5,000).

- 4.9 The Auctioneer does not have to disclose the reserve price when withdrawing the property.
- 4.10 The Auctioneer may refuse to accept any bid but no accepted bid will be retracted.
- 4.11 Where a payment is made by credit card a charge of 2.5% of the amount to be paid will be levied.

GENERAL CONDITIONS PERTAINING TO SALES BY AUCTION

Where the Sale is by auction, the following provisions shall apply:

- (a) the Vendor may divide the property set forth in the Particulars into lots and sub-divide, consolidate or alter the order of sale of any lots.
- (b) there shall be a reserve price for the Subject Property whether the same shall comprise the whole or any part of the property set forth in the Particulars and the Auctioneer may refuse to accept any bid. If any dispute shall arise as to any bidding, the Auctioneer shall (at their option) either determine the dispute or again put up the property in question at the last undisputed bid. No person shall advance at a bidding a sum less than that fixed by the Auctioneer, and no accepted bid shall be retracted. Subject to the foregoing, the highest accepted bidder shall be the Purchaser.
- (c) the Vendor may withdraw the whole of the property set forth in the Particulars or, where such property has been divided into lots, withdraw any one or more of such lots at any time before the same has been sold without disclosing the reserve price
- (d) the Purchaser shall forthwith pay to the Vendor's Solicitor as stakeholder a deposit of ten per centum (10%) of the Purchase Price in part payment thereof, and shall execute an agreement in the form of the Memorandum to complete the purchase of the Subject Property in accordance with the Conditions.



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