



AUCTION - TUESDAY 28th APRIL

• THE PAVILION, LEOPARDSTOWN RACECOURSE •

LOTS TO BE SOLD

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| LOT 1 - 23 Brookhaven Drive, Blanchardstown, Dublin 15 | pg 1 |
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| LOT 3 - 72 Cratloe Wood Student Village, Old Cratloe Road, Limerick | pg 1 |
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23 Brookhaven Drive, Blanchardstown, Dublin 15

AMV: €165,000

Solicitor: Donal T Ryan

Contact: Will Lyons/Hugh Swift

Executor Sale

Location

Close to all amenities including Blanchardstown Centre, National Aquatic Centre. Excellent access to N3/ M3 and the M50.

Description

23 Brookhaven Drive is a spacious semi-detached residence of c. 92.5 sq.m. The accommodation comprises of living room/dining room, three bedrooms, kitchen and bathroom. Brookhaven is a mature and settled location. There is a west facing secure rear lawned garden with boundary hedging. There is car parking for two cars to the front of the property together with ample street parking.

LOT 1



24, 25 & Part 26 Lower Yellow Road, Waterford

AMV: €80,000

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 2



72 Cratloe Wood Student Village, Old Cratloe Road, Limerick

AMV: €20,000

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



246A & 246B Coille Bheithe, Nenagh, Co Tipperary

AMV: €80,000

Solicitor: Martin A Harvey & Co.

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Maureen Tierney*

Location

Take Exit 25 N7 Dublin - Limerick Road. Enter Nenagh Town on R498. Continue left on to R455 - take next main right on to R494. Proceed 500m through traffic lights. Next left is the Coille Bheithe development.

Description

The properties comprises 2, two bed second floor apartments located in the modern Coille Bheithe development conveniently located to all amenities of Nenagh town centre. Accommodation in each property includes entrance hall, living/dining area, kitchen, 2 bedrooms, 1 en-suite and main bathroom. Communal parking to front and common garden area. Electric Heating. 1 apartment is currently tenanted producing €5,196 p.a.

LOT 4



56, 57 & 59 Brindle Hill, Charleville, Co. Cork

AMV: €210,000

Solicitor: Martin A Harvey & Co.

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Maureen Tierney*

Location

Brindle Hill is situated on the south side of Charleville town between the N20 (Cork - Limerick Road) and New Line. There is a pedestrian access directly to the development from the N20 while vehicular access is via New Line. This is an established residential location.

Description

The properties comprise 3 two storey semi-detached houses located close to all amenities of Charleville town centre and the N20 Limerick - Cork Road. Accommodation in each property includes entrance hall, living room, kitchen / dining area, 3 bedrooms, 1 en-suite and main bathroom. Offstreet parking to front and private rear garden. GFCH. 2 of the 3 houses are currently tenanted at €6,000 pa. each.

LOT 5



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 Ballis Shopping centre and within walking distance of St. Stephen's School & Colaiste Na Mi.

LOT 6



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

AMV: €85,000

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 extensive road frontage.

Description

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

LOT 7



Development Site, Clonbur, Co. Galway

AMV: €100,000

Solicitor: McDarby & Co. Solicitors

Contact: Will Lyons/Hugh Swift

*On the instructions of the Receiver
Tom Whelan*

Location

On the south side of Clonbur village, this property occupies a superb location between the two great lakes of Lough Mask and Lough Corrib. It is also bordered by Mount Gable and the Joyce Country mountains. The site is on the east side of the R345, a short stroll from the village centre.

Description

The property comprises a well located development site of c.0.8 Ha with full planning permission for the development of four detached dormer style houses, each extending to approx. 196 sq.m. Planning permission was granted by Galway County Council under planning reference number 10/1759. This proposed development was designed by award winning international consulting engineers. The site is regular in plan and has access directly from the public road R345.

LOT 8

FURTHER AUCTIONS IN 2015

**Now
Accepting
Entries**

MAY

26

JUNE

30

JUNE

18

Munster Auction

JULY

21

SEPTEMBER

29

OCTOBER

28

NOVEMBER

24

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 Freeley. 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 €5,000.00. 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 €5,000.00) - 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 €5,000.00) 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 €5,000.00).

- 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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