



**AUCTION - TUESDAY 21<sup>st</sup> JULY AT 11AM**

• THE PAVILION, LEOPARDSTOWN RACECOURSE •



## LOTS TO BE SOLD

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**51 Woodbrook Square,  
Riverview Road, Coolmine,  
Dublin 15**

**AMV: €180,000**

**Solicitor:** Beauchamps

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
E&Y*

**Location**

Woodbrook is ideally located on Riverwood Road between Porterstown and Coolmine. It is convenient to Blanchardstown Shopping Centre, M3, M50 and Coolmine railway station.

**Description**

A modern well laid out 3 bedroom duplex apartment of c. 102 sq.m. with on site parking and large balcony. This is a well maintained development with access to an enclosed private space. GFCH. Double glazed windows.

**LOT 1**



**Woodtown, Castlebellin-  
ham, Dundalk, Co. Louth**

**AMV: €85,000**

**Solicitor:** Beauchamps

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
E&Y*

**Location**

The property is situated on the north side of the R166 and roughly midway between its intersections with the M1 and the N52. This is a rural location which lies c.5 km to the west of Castlebellingham.

**Description**

Detached 4 Bed dormer bungalow of approx. 130 sq.m. on site of c.0.10 Ha. The house appears to be of concrete/block construction with a smooth render finish supporting a pitched slate roof. OFCH. Double glazed UPVC windows and velux roof windows.

**LOT 2**



**Retail Unit, 20 High Street,  
Bagenalstown, Co. Carlow**

**AMV: €150,000**

**Solicitor:** McCann Fitzgerald

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Grant Thornton*

**Location**

The property is situated at the centre of Bagenalstown and on the west side of High Street, midway between its intersections with Fair Green North and Regent Street. This is a town centre location with a good retail mix to all sides. Bagenalstown lies approx. 10 km south of Carlow town and approx. 15 km east of Kilkenny City.

**Description**

The property comprises a 2 storey mid-terrace building extending to c. 200 sq.m. on a site measuring 0.06 ha. The property appears to be of standard block construction with smooth render supporting a pitched slate roof.

**LOT 3**



**TENANTS NOT AFFECTED**

**Mixed Use Building, Upper  
Castle Street, Tralee,  
Co. Kerry**

**AMV: €70,000**

**Solicitor:** Hugh J Ward & Co. Solicitors

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Duff & Phelps*

**Location**

The property is well situated at the centre of Tralee town. It occupies a corner position on the north side of Upper Castle Street at its junction with McCowens Lane. This is an established commercial location with all neighbouring properties being of a commercial / retail nature.

**Description**

The property comprises an end-of-terrace 3 storey building with converted attic space and 2 storey extension to rear. The entire appears to be of standard construction with smooth plaster finish supporting a pitched slate roof. The ground floor is presently occupied as an internet cafe generating a rent of €3,900 p.a. while the upper floors formerly accommodated 3 residential flats. These are presently disused and require complete refurbishment.

**LOT 4**



### 105 Cois Luachra, Dooradoyle, Limerick

**AMV: €65,000**

**Solicitor:** Mc Kever Rowan

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Duff & Phelps*

#### Location

The Cois Luachra estate is located in the suburb of Dooradoyle on the south-west side of Limerick city. It is a modern residential development which is accessed via Silver Birch Grove on the west side of Dooradoyle Road (R926). This is a sought after residential location within convenient walking distance of University Hospital Limerick, Crescent Shopping Centre, Garryowen Rugby Club and Crescent College.

#### Description

The property comprises a 2 bedroom second floor apartment extending to 50.7 sq.m. Accommodation includes entrance hall, open plan kitchen / living area, 2 bedrooms, 1 en-suite and main bathroom. There is electric heating throughout and the apartment is fully furnished. Presently rented at €6,000 p.a.

**LOT 5**



### Mixed Use Building, 1A Powers Court, Boherbee, Tralee, Co. Kerry

**AMV: €80,000**

**Solicitor:** Hugh J Ward & Co. Solicitors

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Duff & Phelps*

#### Location

The property occupies a central location in Tralee town. More specifically it is situated in a small cul-de-sac on the south side of the R875 and mid-way between its intersections with John Joe Sheehy Road and Clash Road. Surrounding properties include a mix of retail and residential users together with Tralee Institute of Technology and Kerry General Hospital.

#### Description

The property comprises a detached two storey building of standard block construction with smooth plaster finish supporting a pitched slate roof. The ground floor is laid out as a purpose built creche and has planning permission for same while the first floor is laid out as a 3 bedroom apartment.

The entire is vacant and extends to c. 140 sq.m.

**LOT 6**



### Derelict Cottage & Site, Cloonaman, Asdee, Co. Kerry

**AMV: €20,000**

**Solicitor:** Hugh J Ward & Co. Solicitors

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Duff & Phelps*

#### Location

The town land of Cloonaman lies adjacent to the Shannon Estuary, c.2 km west of Ballylongford. The subject property is situated on the south side of the R551, Tarbert to Ballybunion Road. This is predominantly an agricultural location together with a number of detached houses in the immediate vicinity.

#### Description

The property comprises a single storey detached cottage together with outbuildings and hay barn on a site of 0.13 Ha. The house is of traditional construction with plaster finish supporting a pitched slate roof and extends to c. 76.7 sq.m.

The entire has been vacant for some time and requires total renovation.

**LOT 7**



### 50 Cassian Court South, Royal Canal Park, Dublin 15

**AMV: €165,000**

**Solicitor:** Beauchamps

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
McStay Luby*

#### Location

Royal Canal Park is a modern well laid out development which fronts on to the Royal Canal and is accessed via the Rathoath Road (R805). This is a convenient and well served residential location on the north west side of the city centre and adjacent to the Phoenix Park.

#### Description

A modern spacious and light filled 2 bedroom 4th Floor apartment. Master bedroom en suite. This apartment benefits from a sun drenched balcony with scenic views and also a designated underground car parking space.

**LOT 8**



### Land at Maganey, Co. Kildare

**AMV: €360,000**

**Solicitor:** McCann Fitzgerald

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Grant Thornton*

#### Location

The property is located in the townland of Maganey, Co Kildare. The property is located approximately 6 km west of Castledermot and 7 km from Junction 4 of the M9. The Dublin to Waterford rail line runs along the western boundary of the property and the River Barrow is also in close proximity.

#### Description

Agricultural lands extending to 16.12 Ha divided into two fields, currently in agricultural use. Held under folios KE57053F & KE44203F. The lands are accessed via a narrow lane.

Occupied under conacre until August 2015.

**LOT 9**



### Garrynagoul, Ballyduff, Co. Waterford

**AMV: €15,000**

**Solicitor:** Beauchamps

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
E&Y*

#### Location

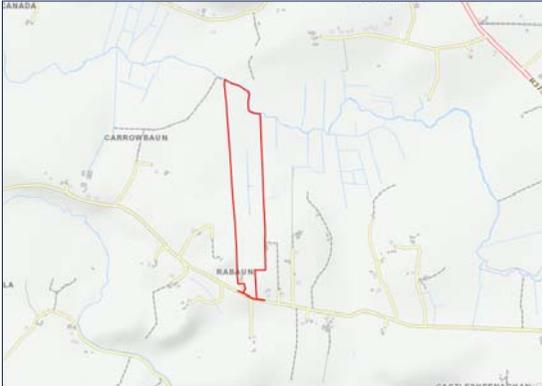
The property is situated c.13 km east of Fermoy town and c.3 km south west of Ballyduff village. More specifically, it is on the east side of the unnamed cul-de-sac midway between the town lands of Kilcoran North and Kilcoran. This is a rural location which lies on the north side of and adjacent to the N72, Mallow - Dungarvan Road.

#### Description

The property comprises a generally level and rectangular shaped site. Planning permission had previously been obtained for a detached dormer of c.158 sq.m.

Folio CK102248F

**LOT 10**



### Lands at Rabaune, Co. Mayo

**AMV: €60,000**

**Solicitor:** McKeever Rowan

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
SFKL*

#### Location

The property is situated in the townland of Rabaune. More specifically it is on the north side of a minor road which links the R320 with the R375, adjacent to and on the south side of the N5 Castlebar - Dublin Road. This is a rural location which remains within c.3 km of Swinford town in Co. Mayo.

#### Description

The property comprises a generally rectangular shaped plot extending to c. 9.34 Ha of agricultural land with frontage directly on to the public road.

**LOT 11**



### Lands & Derelict Cottage, Clonlaugh, Co. Sligo

**AMV: €45,000**

**Solicitor:** Mc Keever Rowan

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
SFKL*

#### Location

The property is situated c.2 km to the north-west of Charlestown and adjacent to the Mayo - Sligo border. More specifically it is located on the north side of the L8941 and roughly midway between its intersections with the N17 and the L4902. This is a predominantly agricultural location with a small number of neighbouring detached houses.

#### Description

The property comprises a total of 2.66 Ha of agricultural lands with c.70 m of road frontage. Included with the lands are a surfaced yard, derelict cottage and disused farm shed. There are two points of access from the public road and the entire is held under folios SL5973F and SL4625F.

**LOT 12**



### Site at Coolanoran, Newcastlewest, Co. Limerick

**AMV: €30,000**

**Solicitor:** FitzGerald Solicitors

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Duff & Phelps*

#### Location

The property is situated in the town land of Coolanoran, c.4.5 km north west of Newcastle West. More specifically it lies c. 1 km west of the N21 and on the south side of a minor road which links the N21 with the R523 at Ardagh village. This is a mainly agricultural setting with some detached houses nearby.

#### Description

The property comprises a generally level and rectangular shaped site which extends to c.0.30 Ha. Held under folio LK5782.

**LOT 13**



### Land at Clonmannon, Co. Wicklow

**AMV: €40,000**

**Solicitor:** McCann Fitzgerald

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
Grant Thornton*

#### Location

The subject lands are immediately north of Wicklow Town, and are accessed via Clonmannon roadway or Killoughter Lane which leads to the north-most point of the property.

#### Description

15.4 Ha of coastal lands currently in grass between the foreshore and the Dublin /Rosslare rail line. The lands are currently farmed. There are several dilapidated structures on the lands. There is a public right of way the full length of the property. The area is designated as a 'Special Protected Area', a 'Special area of conservation' and a 'Proposed Natural Heritage Area' by the National Parks and Wildlife Services.

**LOT 14**



### Lands at Lickfinn, Ballynonty, Thurles, Co. Tipperary

**AMV: €15,000**

**Solicitor:** Breen Geary Mc Carthy Shee

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
SFKL*

#### Location

The property is situated c.15 km to the south-east of Thurles in Co Tipperary. It lies on the west side of a minor road running between the town-lands of Tullequane and Glengoogle South. This minor road runs parallel to and on the east side of the R689 between New Birmingham and Ballynonty. Surrounding properties are predominantly in agricultural use.

#### Description

The property comprises 1.67 Ha of disused quarry lands with road frontage of c.111 m. There are two points of access from the public road and the property includes a large surfaced yard together with a steel clad agricultural style building of c.364 sq.m.

**LOT 15**



### Lands at Lisdonowley, Eliogarty, Moyne, Co. Tipperary

**AMV: €18,000**

**Solicitor:** McKeever Rowan

**Contact:** Will Lyons/Karen Burke

*On the instructions of the Receiver  
SFKL*

#### Location

The property is situated in the town land of Lisdonowley, c.1 km to the west of Moyne village. The village in turn, is located on the east side of Co. Tipperary, c.1 km north of a minor road which links Thurles with Johnstown and roughly mid-way between these two towns. This is a rural location with agricultural lands to all sides.

#### Description

The property comprises a generally level and rectangular shaped field extending to c.1.26 Ha. The field is accessed via a 5 bar steel gate fronting onto a farm laneway and boundaries throughout appear to be clearly defined. Folio TY54420F.

**LOT 16**

## ABOUT GW2

GW2 is an innovative specialised property disposal service under the Ganly Walters umbrella. This service is headed by Will Lyons *MRICS MSCIS*. 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. 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.

## MEET THE TEAM



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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](http://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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• THE PAVILION, LEOPARDSTOWN RACECOURSE •