



THE MUNSTER
PROPERTY AUCTION

Thursday 27th February

Auction Brochure



Clare
Cork
Kerry
Limerick
Tipperary
Waterford
and more



93%



Sold at our last public auction



Thursday 27th February, 2020
ROCHESTOWN PARK HOTEL, DOUGLAS, CORK
REGISTER FROM 6.30PM | AUCTION STARTS 7.00PM

DEAR BIDDERS



We are delighted to welcome you to **The Munster Property Auction**, taking place on **February 27th 2020** at **The Rochestown Park Hotel, Cork**. This is our first public auction of 2020, and we will hold a total of 5 auctions during 2020. The next public auction will take place here on the 7th of May 2020. 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.munsterpropertyauction.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 Munster 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.munsterpropertyauction.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 at The Rochestown Park Hotel, Cork on May 7th.

Best regards,

A handwritten signature in black ink that reads "Patrick Convey".

Patrick Convey
Sales Director

A handwritten signature in black ink that reads "Liam Farragher".

Liam Farragher
Sales Manager



Public & Online Auction Dates 2020

January

MO	TU	WE	TH	FR	SA	SU
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
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27	28	29	30	31		

February

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30	31					

April

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May

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June

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29	30					

July

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August

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September

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30						

December

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21	22	23	24	25	26	27
28	29	30	31			

Leinster Property Auction **Connacht Property Auction**
Munster Property Auction **Northern Ireland Property Auction**

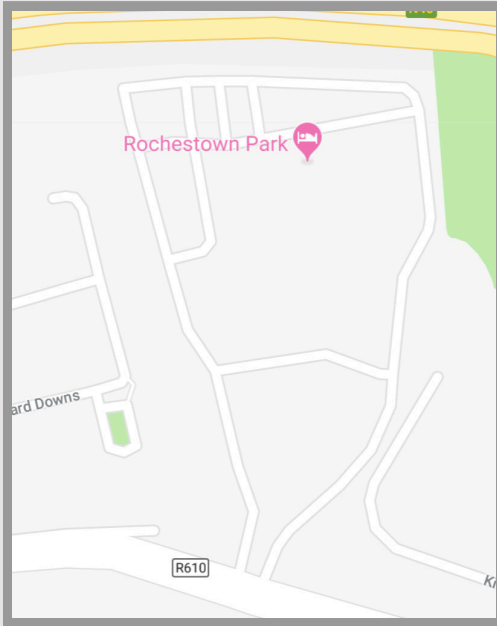


Online



Public & Online

NOTES...



Rochestown Park Hotel, Douglas, Cork

Approaching from the City

1. Head east on Dyke Parade/N22 toward Mardyke Street, continue to follow N22
2. Turn right onto Courthouse Street/N2271
3. Take the 1st left onto Washington Street/N22
4. Turn right onto Grand Parade/R848, continue to follow R848
5. Continue onto South Mall/R610 continue to follow R610
6. Turn right onto Parnell Place
7. Continue onto Anglesea Street/R610, continue to follow R610, go through 1 roundabout
8. At the roundabout, take the 1st exit onto Rochestown Road/R610

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 your catalogue, debit/credit card or bankers draft for your deposit and the required identification. 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 also bring to your attention any last minute items which you should be aware of. He will also read the full address of the property, so 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 screens 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, hand or catalogue. If you wish to make a bid other than the bid which the auctioneer asks for, please shout 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 lose it. 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 sales room. You will then be asked to provide a deposit on the property. We will then prepare the acknowledgement of reservation form or sales contracts for you to sign. 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?

Any type of property is suitable for sale by auction. Lots range from traditional residential properties from all price ranges, style and condition, new-build development, tenanted investments, agricultural land, development sites and all sectors of commercial property. Selling through auction is the preferred method of sale in the USA, Canada,

and in main land Europe and is becoming more and more popular in Ireland due to the speed, security and transparency it offers

Traditional Method of Auction

This is an Unconditional Auction where on acceptance of an offer or on the fall of the hammer the buyer will pay up to a 10% deposit and exchange of contracts is immediate. Both parties are then legally bound to buy and sell. Traditional auctions are the fast and most secure method of sale for buyer and vendors.



GOING, GOING..



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 a booking deposit of either 5% or 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 until such time that exchange of contracts take place. If the sale falls through due to the vendor breaching the terms of the agreement the deposit becomes repayable to the buyer in full.

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.

...GONE!

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.munsterpropertyauction.ie

Call 021 234 9696

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 or Credit/Debit Card
NO CASH WILL BE ACCEPTED

*We reserve the right to conduct a soft imprint online identification search on any successful buyer.

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

The Munster Property Auction

Success stories








'Aras Tara' Castle Road

-  Blackrock, Cork City
-  6 Bedroom Detached House
-  30 Viewings
-  Start Bid of €750,000
-  Sold for €830,000



The Coppermines

-  Allihies, Cork
-  4 Bedroom Detached House
-  22 Viewings
-  Start Bid of €249,000
-  Sold for €260,000








Firies Village

-  Killarney, Kerry
-  2 Bedroom Commercial
-  24 Viewings
-  Start Bid of €315,000
-  Sold for €350,000



Newtown

-  Ballyvaughan, Clare
-  5 Bedroom Detached Cottage
-  35 Viewings
-  Start Bid of €239,000
-  Sold for €322,000

Lot	Address	Starting Bid	Agents
01	Main Street, Liscarroll, Charleville, Cork	€80,000	Ted Sheehan Auctioneer & Valuer
02	Newtown, Ballyvaughan, Clare	€239,000	Streets Ahead Properties
03	Kilcalf Upper, Tallow, Waterford	€39,000	Property Team Noel Mackey
04	Brodeen, Cashel Road, Tipperary Town, Tipperary	€90,000	DNG Liam O'Grady
05	Carnanes, Kilrush, Clare	€72,000	Pat Considine Auctioneers
06	11 Sexton Street, Limerick City, Limerick	€135,000	Rowan Fitzgerald Auctioneers
07	Caherbarnagh, Liscannor, Clare	€140,000	Streets Ahead Properties
08	Dough, Kilkee, Clare	€38,000	Brian Lohan Auctioneers
09	Ballyduff, Knocknagoshel, Kerry	€41,000	DNG Declan Woulfe
10	37 Mitchell Street, Clonmel, Tipperary	€40,000	P. F. Quirke & Co
11	Cooliney, Ballyhooly, Cork	€250,000	Dick Barry & Son
12	Coolbawn Church, Nenagh, Tipperary	€79,000	BOC Properties
13	Ballincolla, Ballyferriter, Dingle, Kerry	€195,000	Fitzgerald
14	Kilmore, Ballyduff, Tralee, Kerry	€72,000	Horgan Properties
15	Apartment 8 Newtown Park House, Waterford City, Waterford	€74,500	RE/MAX Ireland Waterford

Lot 1

**Main Street
Liscarroll, Charleville
Cork
P51W F97**



Starting Bid: €80,000

This is an extensive property on the main st. of Liscarroll. It has a shop unit presently let as a post office, a three bed apartment to the rear and upstairs (with own entrance), a garage and a meat store etc.



Branch: [Charleville](#) | [06389277](#)

Ground Floor Shop Unit · 3 Bed Apartment Overhead · BER E1

Lot 2

**Newtown
Ballyvaughan
Clare**



Starting Bid: €239,000

A beautiful detached 5 bed property in great condition throughout, with the standout feature of a raised decked terrace to the rear garden area, with views out to the Burren. The property would ideally suit as a large family home or indeed as a family run B&B / Airbnb which can hold up to 16 guides.



Branch: [Ennistymon](#) | [065 707 2687](#)

5 Bed Detached · Immaculate Condition · Beautiful Location · BER C1

Lot 3

**Kilcalf Upper
Tallow
Waterford**



Starting Bid: €39,000

This 1 bed, semi-detached cottage is ideally set on a half an acre with breathtaking rural views and in need of total refurbishment



Branch: [Youghal](#) | [024 92419](#)

1 Bed Semi-Detached · Total Refurbishment · BER Exempt

Lot 4

Brodeen
Cashel Road, Tipperary Town
Tipperary
E34P 449



Starting Bid: **€90,000**

The property is in need of complete refurbishment/modernisation but offers a blank canvass affording a new owner the perfect opportunity to create a fantastic home to their own specification



Branch: **Tipperary** | **062 31986**

3 Bed Detached · Needs Total Refurbishment · Excellent Potential ·
BER G

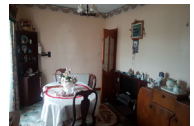
Lot 5

Carnanes
Kilrush
Clare
V15H Y42



Starting Bid: **€72,000**

The said property is ideally situated in the countryside setting of Carnanes on the N67 Kilrush-Kilkee road. The dwelling is located approximately 2.5km from Kilrush town while Kilkee is approximately 10.5km away.



Branch: **Kilrush** | **065- 9051102**

Ideally located · Close to Kilrush · EPC: E1 · Excellent potential

Lot 6

11 Sexton Street
Limerick City
Limerick
V94W RC4



Starting Bid: **€135,000**

A spacious 6 bed, three story, mid terraced property, currently set out as a large house but could be converted into 3 x 1 bedroom flats. This property has great potential for the investor.



Branch: **Limerick** | **061 279423**

6 Bed Three Story Terrace · Excellent Potential · BER: E2

Lot 7

Caherbarnagh Liscannor Clare



Starting Bid: €140,000

C. 28.83 acres of agricultural land with ample road frontage offering potential for sites, subject to planning permission.



Branch: [Ennistymon](#) | 065 707 2687

C. 28.83 Acres/Argi. Land · Ample Road Frontage · Liscannor Bay

Views

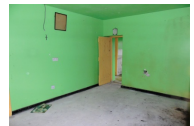
Lot 8

Dough Kilkee Clare V15P D79



Starting Bid: €38,000

2 bed detached property, located on the edge of the town and while the property needs total renovation, there is excellent potential as once at a liveable standard the property would make an ideal holiday home



Branch: [Shannon](#) | 061 364 111

2 Bed Detached · Needs Total Renovation · BER G

Lot 9

Ballyduff Knocknagoshel Kerry V92Y 386



Starting Bid: €41,000

Detached two bedroom cottage residence with outbuildings situated in a peaceful rural setting with the added benefit of magnificent views of the surrounding hinterland and the picturesque village of Knocknagoshel.



Branch: [Abbeyfeale](#) | 068 32141

2 Bed Detached Cottage · Includes Outbuildings · Lovely Countryside

Views · BER F

Lot 10

37 Mitchell Street Clonmel Tipperary



Starting Bid: €240,000

A large 3-storey Retail Unit in a great trading location. While the property is currently vacant, the building has a great trading history, is in fine order inside and will be the ideal purchase for the right buyer.



Branch: [Clonmel](#) | [0526121622](#)

3 Storey Retail Unit · C. 400sq. ft. · Excellent Location · BER G

Lot 11

Cooliney Ballyhooly Cork P51H Y40



Starting Bid: €250,000

Spacious 5 bedroom dormer family home on large landscaped grounds with beautiful views of the surrounding countryside. This property offers generous living accommodation throughout. The property is located 3 miles from Ballyhooly Village.



Branch: [Fermoy](#) | [025 31577](#)

5 Bedrooms · Private Well · BER C1 · Excellent Location

Lot 12

Coolbawn Church Nenagh Tipperary



Starting Bid: €79,000

Unique opportunity to acquire a former Church Of Ireland chapel located in the picturesque village of Coolbawn/Kilbarron. An area renowned for its natural beauty and close proximity to Lough Derg



Branch: [Nenagh](#) | [067 44411](#)

Former Church Of Ireland · Unique Opportunity · Ideally Located

Lot 13

Ballincolla Ballyferriter, Dingle Kerry



Starting Bid: €195,000

Situated in this popular area of the Dingle Peninsula, this uniquely designed, 2 bed split level residence is completed to a very high standard and is very well maintained.



Branch: [Dingle](#) | 066 9152684

2 Bed Split Level House · Very High Standard Inside · Excellent

Location · BER E1

Lot 14

Kilmore Ballyduff, Tralee Kerry V92K 2R5



Starting Bid: €72,000

This 3 bed, coastal, cottage benefits from c. 1.136 acres of land and is a short stroll to Kilmore strand, enjoying extensive views of the Cashen estuary.



Branch: [Listowel](#) | 068 65402

3 Bed Cottage · Ideal Coastal Location · BER G

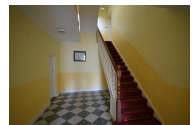
Lot 15

Apartment 8 Newtown Park House Waterford City Waterford X91A F89



Starting Bid: €74,500

Apartment No 8 Newtown Park house is a 2 bedroom 1 bathroom first floor apartment. Newtown Park house overlooks the river Suir and is situated 10 minutes walk to Waterford city centre with every service and amenity close by.



Branch: [Waterford](#) | 05 1843684

2 Bed Apartment · Close to City Centre · BER C3

NOTES



THE MUNSTER
PROPERTY AUCTION

NOTES



THE MUNSTER
PROPERTY AUCTION



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

Save thousands on your
international money
transfers with our
bank-beating exchange
rates*, fee-free transfers
and never pay hidden
charges.

.....
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to find out more
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taken from the International Money Transfer
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Institution under the Electronic Money
Regulations 2011. Our FCA Firm Reference
number is 900669.

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 **021 234 9696** or **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.

SIGN UP to The Munster Property Auction

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