

REA

EOIN DILLON



SUBSTANTIAL REDEVELOPMENT/ REFURBISHMENT OPPORTUNITY
G.I.A. 517.21m² (5,567 sq. ft.)

FOR SALE BY PRIVATE TREATY

Mill House
Cloughjordan
County Tipperary

AMV €100,000

BER EXEMPT



DESCRIPTION

Embrace history and potential with this captivating four-storey, eleven-bay mill, boasting an integral carriage arch and timeless stone walls dating back to circa 1800.

Nestled in the heart of Cloughjordan village, this 5,567 sq. ft. mid-terrace property presents a unique canvas for renovation.

While substantial completion works are required, the appeal lies in the opportunity to reimagine and modernise this architectural gem, allowing families to add their personal touch to the property to complete the transformation. We understand that substantial grants are available.

Planning Permission (Ref 03510163) was granted here for 2 commercial shops at ground floor level and 4 apartments overhead but has since lapsed.

The property is listed on the National Register of Protected Structures (Ref: S598)

Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

FEATURES

- Situated in the heart of Cloughjordan village
- Property measures c. 5,567 sq. ft.
- Private rear yard
- Broadband available in the area
- May be eligible for grants
- Planning permission was previously granted for 2 commercial shop units and 4 apartments overhead but has since lapsed (Tipperary Co Co Planning Reference 03510163)

DIRECTIONS

From Nenagh proceed out the old Dublin road and turn left onto the Cloughjordan road (R491). As you enter the village of Cloughjordan take the right turn onto Main Street and take the next left onto R491. The property will be on your right hand side identified by our For Sale sign.