

REA

Eoin Dillon



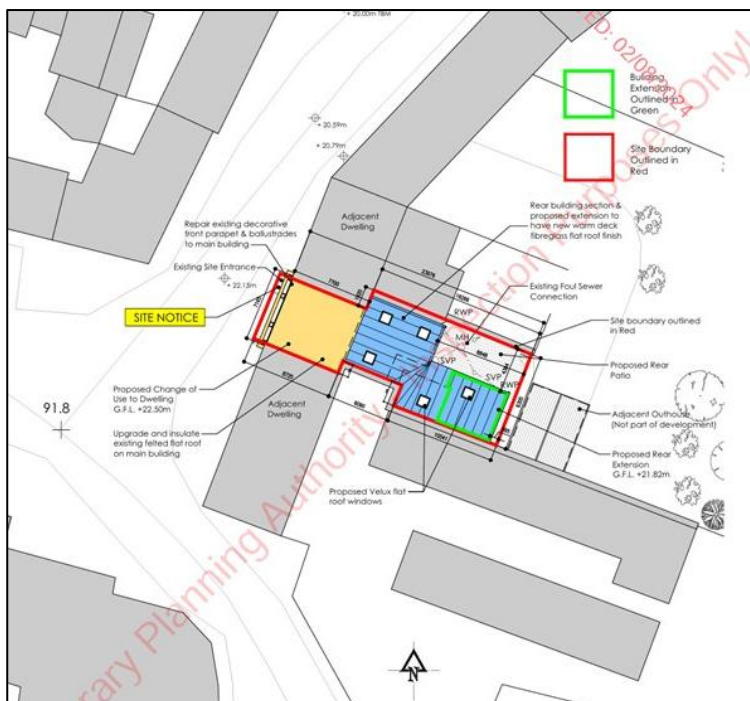
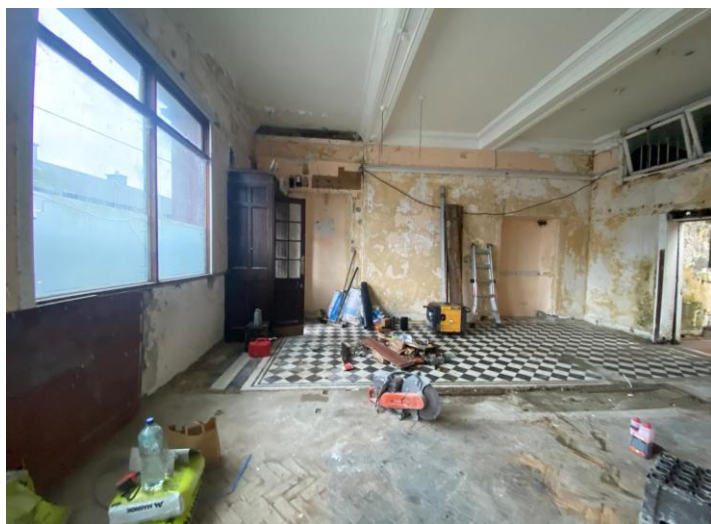
FORMER BANK WITH FULL PLANNING FOR HOUSE & EXTENSION
G.I.A. 73.66 m² (793 sq. ft)

FOR SALE BY PRIVATE TREATY

Main Street,
Cloughjordan,
County Tipperary
E53 DN28

AMV € 150,000

BER E2



DESCRIPTION

A unique opportunity to purchase a former AIB Bank located in the centre of Cloughjordan. This bank has been closed for many years and now has the benefit of full planning permission for the conversion and extension into a 4 bedroom residence. The property is a protected structure in the heart of the much sought after village of Cloughjordan.

We understand that the property has been approved for €8,500 grants from the Heritage Council and that this property could potentially be eligible for grants up to €70,000 with the Croi Conaithe Fund which is available for properties intended for rental as well as owner-occupied who are willing to refurbish derelict homes. These grants may also be combined with Sustainable Energy Authority of Ireland's Better Energy Home Scheme which potentially could offer a further €26,750 in support.

Viewing is highly recommended.

For more photos of this property please go to our website www.readillon.ie.

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

- Located in the heart of Cloughjordan and 15.4km away from Nenagh town centre
- Fantastic opportunity to refurbish an old property with potential
- Full planning permission Ref: 2460625 (Tipperary County Council)
- Mains water, electricity & sewage

DIRECTIONS

From Nenagh town centre take the R445 for 1.5km and take the left onto R491. Continue on the R491 for 14.1km and turn right on to Main Street in Cloughjordan and the old AIB is across the road from Centra on the left hand side identified by our For Sale sign. Eircode: E53 DN28

VIEWING

By Appointment only:

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