



BID ONLINE USING
 **LSL**
Auctions

**RATHVILLY HOUSE, RATHVILLY,
CO. CARLOW R93 VR92.**

**DETACHED RESIDENCE ON C. 2.83 HECTARES
(7 ACRES) WITH DEVELOPMENT POTENTIAL.**

Guide Price: €400,000

**FOR SALE BY ONLINE
AUCTION**
www.livestock-live.com
**ON THURSDAY 7TH APRIL
2022 AT 3PM**

BERG

JORDAN 

PSRA Reg. No. 001536

FOR SALE BY ONLINE AUCTION
RATHVILLY HOUSE, RATHVILLY,
CO. CARLOW R93 VR92.

LOCATION:

The property is located in the centre of Rathvilly within walking distance of all local services and facilities.

Rathvilly is a lovely, picturesque village bordering counties Kildare and Wicklow. It is surrounded by a strong agricultural hinterland and acts as an important economic center for the rural area. The River Slaney passes through the town/ Village centre adding to the overall attractiveness and it is only 11km from Tullow, 8km from Baltinglass, 20km from Carlow, 48km from Citywest & 57km from Tallaght.

DESCRIPTION:

The property comprises a substantial two storey residence of 187 sq.m (c.2,000 sq.ft) which requires extensive renovation throughout on a site area of c 2.83 hectares (7 acres).

The house comprises a range of reception rooms & 4 bedrooms. There is great overall potential with the property and the accommodation comprises the following:

Hall:	2.6m x 5.4m with wooden floor.
Sitting room:	5.6m x 3.0m open fireplace.
Dining room:	5.5m x 3.4m open fireplace.
Kitchen:	3.1m x 5.3 built in presses.

Back hall & wc.

Bedroom / Office: 4.1m x 3.5
ensuite w.c, w.h.b, shower
& walk in wardrobe.

First floor

Bedroom 1: 3.1m x 5.6m

Bedroom 2: 2.7m x 2.7m

Bedroom 3: 3.5m x 4.0m

Bedroom 4: 4.3m x 3.0m

Hot press

Bathroom: w.c, w.h.b, & bath.

The property is surrounded by mature trees and gardens. There is also a 2-span hay barn close to the residence which could be used for a variety of purposes.

The land also benefits from frontage onto St. Patrick's Lane.

PLANNING:

The entire is zoned a combination of 'Town Centre' (c.3 acres) & 'Community / Educational' (c.4 acres)' in the Draft County Development Plan 2022 – 2028 which is due to be adopted by mid-2022.

SERVICES:

Mains services supplied and connected including water, sewage and ESB.

SOLICITOR:

Midland Legal, Portlaoise, Co. Laois
057 – 8661050 (Contact Gerry Meagher).

PROPERTY FEATURES:

- ❖ Great location in the centre of Rathvilly within walking distance of local services & facilities.
- ❖ Substantial residence ideal for renovation / replacement if required.
- ❖ Land partially zoned 'Town Centre' with development potential.
- ❖ Access offside road providing potential to sub – divide the property at a later date if required.
- ❖ Residence not a 'Protected Structure'.

LOCAL SERVICES / AMENITIES:

Schools: St. Patricks National School Rathvilly, other primary & secondary in Baltinglass, Carlow, Castledermot & Tullow.

Shopping: Local services in Rathvilly with easy access to a range of larger towns.

Sports: Rathvilly GAA, rugby, soccer and other sports all provided in nearby towns.

AUCTION DETAILS:

Thursday 7th April 2022 at 3pm by online Auction. Pre- registration and deposit required. See www.livestock-live.com. See terms and conditions attached.

CONTACT:

Clive Kavanagh
T: 045 -433550
E:clive@jordancs.ie





Viewing strictly by Appointment Only

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TERMS & CONDITIONS:

Auction:

Online Auction on Thursday 7th April 2022 at 15.00.

Live Auction Viewing:

LSL Online Auctions Website: www.livestock-live.com

Identification:

To register, it will be necessary to upload a copy of your passport / driving licence and proof of address, i.e., bank statement, correspondence from a Government agency / source, dated within the last 3 months.

Registration:

In order to bid at the auction, it will be necessary to register with our office, 045 - 433550, on or before the 5th April 2022 with deposit fully transferred and, in our account, (see below).

The Auctioneer assumes the bidder is bidding for himself/herself. If the bidder intends to purchase a Lot in a name other than his or her personal name, arrangements must be made with the Auctioneers in advance. By registering you are deemed to have accepted the terms and conditions of the auction and irrevocably authorise us, as agents for the vendor, to sign the completed Contract for Sale on your behalf.

Deposit:

A deposit of €20,000 is required in order to bid and this is payable in advance of the auction by online bank transfer. Our bank details will be provided to you at registration. The successful bidder's deposit will become non-refundable as soon as the property is sold, and a binding Contract is entered into, and the agents are hereby authorised to sign the Contract for Sale on your behalf. The deposit payable on the signing of the Contract is 10% of the purchase price. If there is a shortfall in the deposit furnished by the purchaser prior to the auction, then the purchaser shall be required to lodge the balance of the deposit with the auctioneers within 1 business day of the online auction. If you are not the successful purchaser, your deposit will be returned to you (in full).

Solicitor:

Midland Legal, Portlaoise, Co. Laois. Phone 057 – 8661050 (Contact Gerry Meagher).

Guide Price:

The guide price should not be construed as being the selling price of the property and it is the purchaser's responsibility to decide on how much to bid at the Auction.

Description of Property:

The particulars contained in our brochure / advertising / social media are issued by JORDAN AUCTIONEERS on the understanding that all negotiations are conducted through them. All descriptions, dimensions, etc., included in the particulars, and any statements made by JORDAN AUCTIONEERS or our representatives, are made in good faith and are not intended to form a basis for any Contract. Any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the accuracy of same before committing themselves to a Contract. Any maps, plans or photographs in the brochure shall be indicative only and shall not form part of the contract.

Legal Documentation:

Prior to the Auction, the Solicitor for the vendor will make available the legal documentation in relation to the property, copies of which are available from the vendors Solicitor. It is important to consult your Solicitor in relation to Contracts / Conditions of sale before bidding as you will become legally bound by the said contract / conditions of sale if you are the highest bidder and the property is sold to you.

Reserve Price:

The price agreed between the vendor and the Auctioneer at which the property can be sold. In the event of the property not reaching the reserve the Auctioneer will deal exclusively with the highest bidder (for 1 hour after the Auction) in order to realise a satisfactory sale. If a deal is not concluded, then the Auctioneer may deal with the under – bidders and any other interest parties following that period of negotiation.

General Conditions:

The highest bidder to be the purchaser, subject to the right of the owner to withdraw the property should the reserve not be reached. The Particulars and Conditions of Sale may change prior to the Auction, and it is the sole responsibility of the bidder to make sure they have the latest version. The Auctioneer reserves the right to sell the property prior to Auction, withdraw the property from Auction, change the order of any lots or consolidate the lots without any notice to any prospective purchaser.

LS Online Platform:

Neither JORDAN AUCTIONEERS or LSL Online Auctions, their servants or agents shall be responsible in any manner whatsoever, whether in contract law, tort, common law or otherwise for any loss arising in whatever fashion as a result of loss of internet connectivity during the Auction process. The bidder accepts that such contract is at the bidder's own risk and in the event that the internet line is not established or break down, or if there is any confusion or disruption then the bidder will not be able to participate in the auction.