



For Sale By Private Treaty

For Sale on the instructions of David O'Connor, Receiver, BDO

An exciting opportunity to acquire a
partially completed development located:

**Cottage Hill, Athenry Road,
Loughrea, Co. Galway**

BER B3 C1

Joint Selling Agents:

DNG
MAXWELL HEASLIP
& LEONARD

T: 091 565261

DNG
ADVISORY DIVISION

T: 01 4912600

Cottage Hill, Athenry Road, Loughrea, Co. Galway

Description

FOR SALE IN ONE LOT:

40 houses at varying stages of completion comprising of the following breakdown:

5 x 4 bed detached houses c. 168 sq.m

18 x 4 bed semi detached houses c. 124.7 sq.m

13 x 3 bed terraced houses c. 102 sq.m

4 x 2 bed corner terraced houses c. 84 sq.m

The houses are at varying stages of internal completion with over half of the houses at "first fix stage". However, please note that house no. 34 and no. 35 have been fire damaged. All houses are currently boarded up and none of the houses have ever been occupied.



Location

The development is located on the outskirts of Loughrea on the N66 which is known as the Old Galway Road or the Athenry Road. Loughrea is located c. 35km from Galway City and it is a commuter town with many residents working on the outskirts of Galway City. The subject development is located c. 2km from Loughrea town centre and it is therefore within walking distance of schools, shops and other local amenities in the town. Immediately adjacent to the development is the Loughrea Hotel and Spa.



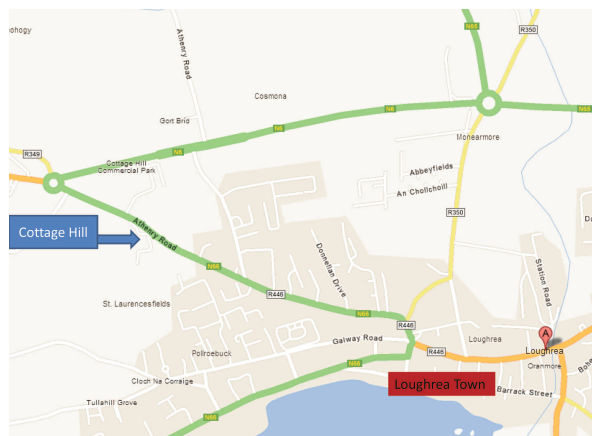
Planning Permission History

The initial planning permission for 46 houses was granted by Galway County Council subject to conditions under Planning Reference 05/3916. An amendment to this planning permission was granted on the 28th July, 2006 which reduced the total number of houses to 40.

Please note that we are advised that no development contributions have been paid on the site to date.

Services

We are advised that all services are available adjacent to the subject site. We note that a condition of the grant of planning permission relates to the requirement for a temporary proprietary effluent treatment plant and sand polishing filter to be installed on site which would service the houses until such time as the upgrading of the Loughrea Sewage Treatment Works. We are advised that this upgrading has since been completed.



BER: B3-C1

BER Nos: Available from selling agents

Price: €195,000 + VAT

Viewing: By appointment, contact:

James Heaslip of DNG Maxwell Heaslip Leonard
or Gemma Lanigan of DNG HQ.

DNG
MAXWELL HEASLIP
& LEONARD

T: 091 565261

PSL No. 001356

DNG
ADVISORY DIVISION

T: 01 4912600

PSL No. 002049

dng.ie

Messrs. Douglas Newman Good & DNG Maxwell Heaslip Leonard for themselves and for the vendors or lessors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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. (iii) No person in the employment of Messrs. Douglas Newman Good & DNG Maxwell Heaslip Leonard has any authority to make or give representation or warranty whatever in relation to this development.

BDO