Baird Real Estate
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21 Anneter Road, Moortown

Starting Bid: £120,000.00







For sale by Baird Real Estate via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Detached Bungalow with Building Site

We are delighted to welcome to the market an extremely rare opportunity to purchase 3.5 acres of land bounding onto Lough Neagh, benefiting from both a building site and a detached bungalow either in need or a complete refurbishment or as a replacement dwelling opportunity. This is a truly unique chance for a self build or indeed local builders creating dream homes.

Within the sale -

Circa 3.5 acres of land which extends from the Anneter Road right back to the edge of Lough Neagh

A detached bungalow in need of complete refurbishment throughout or lends to a

replacement dwelling build opportunity

A site to the rear of the land was passed for a detached residential home accessed via the shared laneway to the side of the property. Planning application number I/2007/0082/F. This has since lapsed but may have potential.

To view or make a bid, contact Baird Real Estate or iamsoldNI.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell

properties including the arrangement of viewings and follow up.