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## **180 Knocks Road, Knocks, Lisnaskea**

### **Starting Bid: £59,950.00**



For sale by Leonard Estate Agents 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present a building plot for a detached dormer style property on the Knocks Road to the Sale Market.

This site would provide a substantial and well deigned family home once built. Located in a good quiet location surrounded by Forestry Land whilst still being in close proximity to Lisnaskea town.

This really is an excellent opportunity.

Plans for:  
Three bedrooms upstairs  
One bedroom downstairs with en-suite  
Kitchen / Diner  
Reception room

Storage cupboards

Stone frontage

Building materials can be included within the sale if the purchasers would like this, inclusive of the stone to complete the house, roof slates and pipe work.

All building control certificates are up to date with the project so far

Plumbing and septic tank is installed

Electric is nearby

Features of this property once built are as follows:

Detached

Open plan Kitchen / Dining area

Reception Room

Utility Room

Downstairs Bedroom and En-suite

Entrance hall with stairs leading to the first floor

Bedroom x3

Outbuilding already in place

Footings and ground floor structure are built using blocks and stone

Sale is inclusive of many building materials to assist in completion of the build

All Building Control Certificates in place for the project this far

Plumbing system is installed

Septic tank is installed

Electric point is very close to the site

TO VIEW OR MAKE A BID Contact Leonard Estate Agents or iamsold, [www.iamsoldni.com](http://www.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.