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2 Mullaghmore Park, Greenisland

Starting Bid: £220,000.00



For sale by McMillan McClure Estate Agents via the [iamsold](https://www.iam-sold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iam-sold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A rare opportunity to acquire a derelict detached property with superb potential for development, situated in the prime location of Mullaghmore Park. The property offers a blank canvas for those seeking a renovation or redevelopment project, subject to the necessary approvals.

A historical planning application from 2015 was previously granted but has since expired, meaning any prospective purchaser would need to reapply should they wish to pursue similar plans. The property is priced to reflect the extensive modernisation or redevelopment required, making it an ideal opportunity for builders, investors, or ambitious homeowners.

Please note: cash offers only due to the current condition.

Conveniently located within walking distance of Greenisland Primary School, the train

station, and other local amenities, this property combines development potential with an enviable position.

Early viewing is highly recommended to appreciate the scope of opportunity and to secure a rare find in this s

GROUND FLOOR RECEPTION PORCH

RECEPTION HALL

LOUNGE 14' 4" x 11' 3" (4.37m x 3.43m)

FAMILY ROOM 11' 4" x 11' 4" (3.45m x 3.45m) Feature fireplace

DINING ROOM 13' 10" x 11' 0" (4.22m x 3.35m)

KITCHEN 15' 2" x 7' 0" (4.62m x 2.13m)

FIRST FLOOR

BEDROOM (1) 14' 6" x 11' 1" (4.42m x 3.38m) Views, plus built in wardrobe

BEDROOM (2) 12' 2" x 11' 4" (3.71m x 3.45m)

BEDROOM (3) 10' 9" x 10' 1" (3.28m x 3.07m) Views

BEDROOM (4) 10' 10" x 8' 2" (3.3m x 2.49m)

BATHROOM White suite, separate low flush W/C

OUTSIDE

Front, side and rear in generous gardens with planning application (expired)

DOUBLE GARAGE 17' 3" x 15' 11" (5.26m x 4.85m)

Features

Detached red brick property in highly regarded area

4 Bedrooms

3 Reception rooms

Large side garden with development opportunity (subject to necessary consents)

Cash offers only

Ideal location close to Greenisland Primary School

Planning (EXPIRED) LA02/ 2015/0113/F

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/c717fa642f8d4884ac78abc6788fbbb9/auction-pack>

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents or [iamsold](http://iamsold.ie),
[www.iamsold.ie](http://iamsold.ie)

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 firm's 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.

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