



THE CONNACHT  
PROPERTY AUCTION

# Tuesday 24th April

## Auction Brochure



Galway  
Mayo  
Sligo  
Leitrim  
Roscommon  
and more



# 93%



Sold at our last public auction



**TUESDAY 24TH APRIL 2018**  
**MENLO PARK HOTEL, GALWAY**

REGISTER FROM 6.30PM | AUCTION STARTS 7.00PM

# DEAR BIDDERS



We are delighted to welcome you to The Connacht Property Auction, taking place on the 24th April 2018 at The Menlo Park Hotel, Galway. This is our second auction of the year and we will hold a total of 5 auctions during 2018. The next public auction will take place here on the 5th of July 2018. We are also offering properties for sale via our online auctions and we are currently taking entries for both our online & public auction events.

The auction team are looking forward to a busy event and continue to receive strong interest in the properties on offer.

The auction is a partnership of established auctioneers from across Connacht and the neighbouring counties. We are also continuously offering properties via our online auction website [www.connachtpropertyauction.ie](http://www.connachtpropertyauction.ie) and via our public auction events. This evening we are offering a fantastic selection of realistically priced properties by public auction. We hope that you are successful in securing the properties that are of interest to you and we will endeavour to make the buying process as smooth as possible.

**The Connacht Property Auction, making auction more accessible.**

Our aim is to make auction more accessible to both the seller and the buyer. We therefore do not charge any entry or marketing fees to our auctions, making the auction easily accessible to the vendor. To assist buyers, we offer a flexible auction solution and work with both mortgage buyers and cash purchasers. The vast majority of the properties we offer for sale come with the benefit of a full legal pack. This provides more information for buyers

looking to purchase properties from the auction and provides more flexibility for those who wish to close the sale sooner than the scheduled timeframes.

**Bid online 24/7.**

Visit [www.connachtpropertyauction.ie](http://www.connachtpropertyauction.ie) to view our online auction properties. Our online auctions generally run for between 30 - 45 days and interested parties can view the properties as normal. If an interested party would like to make a bid they can do so in person, over the phone or by registering on [www.connachtpropertyauction.ie](http://www.connachtpropertyauction.ie). All bids are made visible on the online auction website making the process completely transparent. The online auction end time is automatically extended by 2 minutes for every bid placed in the last hour of the auction to ensure all interested parties have the chance to increase their bid if they wish to do so. The highest bid secures the property providing the reserve price has been met or exceeded. In addition to the properties listed in this brochure we currently have over 100 realistically priced properties available to buy via our online auctions. Don't forget to register interest early to avoid disappointment. We look forward to seeing you at our upcoming auctions.

Regards

Patrick Folan  
Auction Director

Brian Christy  
Sales Manager

## GET MORTGAGE READY WITH AIB WE BACK BELIEF EVERY DAY

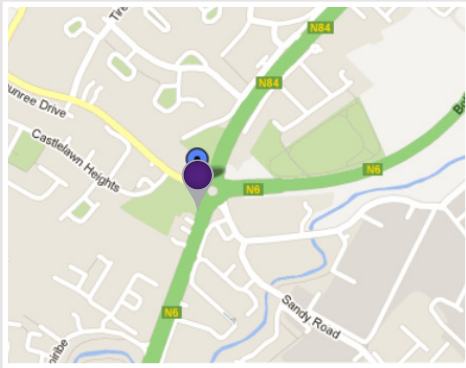


**Drop into one of our 14 branches in Galway** and talk to our mortgage advisors. They will talk you through all your options and help you with the paperwork. Our mortgage advisors are available to meet you **early morning**, in the **evening** or on **Saturdays**.

You can also call us on **1890 724 724**  
or click on [www.aib.ie/mortgages](http://www.aib.ie/mortgages) to make an appointment.

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# NOTES...



[www.menloparkhotel.com](http://www.menloparkhotel.com)

**Registration at 6.30pm**  
**Auction begins at 7.00pm**

## Menlo Park Hotel, Galway

### Approaching from Dublin

#### Coolagh Roundabout

Coming off the new motorway, take the 2nd exit off the roundabout signposted 'Galway City West/Sligo'.

#### 1st set of traffic lights (Lynch Junction at 'KFC')

Go straight through signposted 'Galway' which will bring you onto the N6 Dual Carriageway.

#### 2nd set of traffic lights

Go straight through.

#### 3rd set of traffic lights (Font Junction on the Tuam Road)

Go straight through.

#### Roundabout 2 – Kirwan Roundabout

The hotel is located on the far side of this roundabout, cream building. Take the 3rd exit and the hotel entrance is a few hundred yards on the right hand side.

## Auction Day Procedure

Before placing a bid we strongly advise that you carry out market research and due diligence on any property you are interested in bidding on. Make sure to review all necessary legal documents for the subject property. We recommend that before bidding you visually inspect the property internally and are completely happy with what's on offer.

## Registration

You will require photographic I.D. and proof of address to obtain a bidding paddle to enable you to bid at a property auction. If you intend to bid please remember to bring with you your catalogue, debit/credit card or bankers draft for your deposit and the required identification. Please also bring the contact details of the solicitor you intend to use, or there may be a solicitor present.

## Timing

The lots will be sold in order as catalogued.

Allow approximately 3 minutes per lot as a guide. Therefore lot ten should be offered for sale at approximately 7.30pm.

## Bidding For Your Lot

Bidding For Your Lot When the auctioneer announces your lot he will also bring to your attention any last minute items which you should be aware of. He will also read the full address of the property, so please double check before bidding that this is the lot that you are interested in. The current lot number is usually displayed with a photograph on screens at the front of the room. The auctioneer will invite bids at a particular level and you can make this bid by raising your paddle, hand or catalogue. If you wish to make a bid other than the auctioneer calls for, please shout out your bid and the auctioneer may or may not accept it. The property will be sold to the highest bidder providing the reserve has been met – but not until the auctioneer has called for final bids. Never delay until the last second with your bid – it may be

too late. Remember, to bid as clearly as possible to ensure the auctioneer can see you.

## On The Fall Of The Hammer

If you are the successful bidder a member of the auction team will approach you and ask you to follow them to the sales room. You will then be asked to provide a deposit on the property. We will then prepare the acknowledgement of reservation form or sales contracts for you to sign. Please do not leave the auction room without paying your deposit and completing the required paperwork.

## Unconditional Auction Terms

You will then be asked to provide a deposit of 10% with a minimum of €6000. The deposit is paid on a non refundable basis and contracts are signed immediately with closing set for within 28 days where the balance of funds will be paid in full.

## Conditional Auction Terms

You will then be asked to provide a deposit of 5% with a minimum of €6000. The minimum deposit amount of €6,000 is paid on a non refundable basis and secures the property for the buyer. We will then prepare the acknowledgement of reservation form for you to sign using the details provided. Exchange will usually take place a maximum of 28 days later under the supervision of your solicitor.

Please do not leave the auction room without paying your deposit and signing the reservation form.

## What If The Lot I Want Is Unsold?

If a lot fails to reach its reserve in the room and you wish to buy it, ensure you register your highest bid with us before you leave the room. We will contact the vendor and ask them for their instructions and contact you if we think that a sale after the auction is negotiable. Alternatively call us in the office after the auction.

## Is my property suitable for Auction?

Any type of property is suitable for sale by auction. Lots range from traditional residential properties

from all price ranges, style and condition, new-build development, tenanted investments, agricultural land, development sites and all sectors of commercial property. Selling through auction is the preferred method of sale in the USA, Canada, and in main land Europe and is becoming more and more popular in Ireland due to the speed, security and transparency it offers.

## Traditional Method of Auction

This is an Unconditional Auction where on acceptance of an offer or on the fall of the hammer the buyer will pay up to a 10% deposit and exchange of contracts is immediate. Both parties are then legally bound to buy and sell. Traditional auctions are the fast and most secure method of sale for buyer and vendors.

## Modern Method of Auction

The Modern Method of Auction is different to traditional auction procedures in Ireland, in that it is conditional and allows for longer time-frames for the sale. Once a bid is accepted the buyer is allowed a 28 day period of reservation in which to achieve exchange of contracts, at which point the sale becomes legally binding, (i.e. the buyer is bound to buy and the vendor is bound to sell). A further 28 day period is authorised to achieve completion of contracts, and at this point legal transfer of title takes place and keys and monies change hands.

## The Verdict

Traditional auction is the fastest and more secure method of selling property. It is particularly useful for cash sales involving investment property or agricultural lands. The Modern Method of Auction offers longer time-frames for certain types of sale and can provide for a longer time-frames for those who need it. Both sale types are secure methods of sale suitable to different types of vendors and buyers.

# GOING, GOING...



## Glossary of Terms

### Addendum

This document which is published on the day of the auction contains all of the corrections, changes and additions to the details within the catalogue. It is important that you read this document before bidding to see if there is anything significant listed against your lot. We will be compiling these amendments right up until the auction day. The most up to date copy is always available from our auction department. The Addendum forms part of the contract of sale.

### Reserve Price

This is the minimum price that a seller is willing to accept for a subject property. This is a realistic and fair figure which needs to be met, to allow us to sell the property. Reserve prices are not published; this is a private agreement between the vendor and the auctioneer.

### Deposits

Unless otherwise stated, each property is sold subject to a booking deposit of either 5% or 10%, subject to a minimum of €6,000. If you are interested in a particular lot please speak to a member of the team before you bid and clearly read the terms and conditions attached to the property. Please note that the deposit is paid on a non-refundable basis. It is held as a deposit against the subject property until such time that exchange of contracts take place. If the sale falls through due to the vendor breaching the terms of the agreement the deposit becomes repayable to the buyer in full.

### Exchange of Contracts

The buyer first signs the contract for sale after which the seller will sign the same contracts thus allowing exchange of contracts to take place. This is the point at which both parties are legally obliged to complete the transaction.

### Closing of Sale

This is when the purchase becomes final. The purchase price is paid in full by the buyer's solicitor and received by the seller's solicitor. Closing can take place at the same time as the exchange of contracts (See before) but is usually a few weeks later. The seller must move out of the property on this date and release the keys to the buyer, who may move into the property.

# ...GONE!

### Special Conditions of Sale

In addition to these 'general' conditions applicable to each lot, the vendor's solicitor may draft additional terms applicable to their individual lot – these are the Special Conditions. These are not printed in the catalogue and are available for free from the auction department if applicable. They form part of the Contract of Sale. It is important that you satisfy all of your legal enquiries and are aware of all conditions (including any Addendum or Special Conditions) before you bid at auction.

### Pre-Auction Offers

We anticipate that the lots in this catalogue will be offered, as advertised, on the day of sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. Parties interested in particular lots are advised to register their interest with the auctioneers at the earliest opportunity.

### Building Energy Rating (BER)

Building Energy Ratings contain information on your home's energy use and typical energy costs, with recommendations on how to reduce energy use and save money.

### Disclaimer

Particulars within this catalogue are believed to be correct but their accuracy is not guaranteed. Prospective purchasers are advised to make their own enquiries of the appropriate authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

### The Catalogue

Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

### Plans, Maps and Photographs

The plans, maps and photographs published in the catalogue are to aid identification of the property only. The plans are not to scale.

### Starting Bids

Every property is advertised with a starting bid, which is the recommended level at which the bidding should open. It must not be relied upon by potential buyers as a valuation, as in most cases the reserve is above this level.

### Insurance

Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until exchange.

### Viewing

We cannot give any guarantees regarding the condition of properties and buyers must assess each property on its own merits. When viewing properties, please proceed with caution and take necessary requirements to ensure own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by The Auction Department and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

### The Legal Aspect

The Legal Aspect of buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the Contract, General and Special Conditions of Sale and other legal documentation.

### Pre Auction Offers

If a property has been entered into a public auction at one of our regional auctions, the online bidding facility is disabled. If you wish to place a pre-auction offer, you will need to speak with a member of the auction team who will explain the process to you. The vendor can consider offers prior to the public auction, but this is at their discretion to do so.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.

### Legal Pack

The majority of our lots will have a full and complete legal pack prepared which includes the documents prepared before the property is sold via auction. This gives the buyer a chance to review the legal aspects of the property before purchasing. The pack may include: draft sales contracts, title documents, property information forms, fixture and fittings forms, leasehold documents if applicable and auction terms and conditions. These documents can be sent to interested parties solicitors prior to bidding on an auction property.

**Once the property is sold, solicitors will be informed to ensure a timely transaction period.**

**I hope we have explained the process clearly and outlined the important points regarding bidding at auction. However if you have further queries, don't hesitate to speak to a member of our auction team. They are approachable, friendly and able to offer honest and sensible advice.**

**[www.connachtpropertyauction.ie](http://www.connachtpropertyauction.ie)  
call 091 882 121**

## PROOF OF IDENTIFICATION

All successful bidders must provide Proof of Identity and Proof of Address in order for us to comply with money laundering regulations.

**Original documents must be provided.  
Photocopies are not accepted.**



### Important notice!

**You must supply at least one document from each list below to proceed with the sale.**

#### Proof of Identity Tick List

- ☒ Current Signed Passport
- ☒ Current Full IE/EU Photo Card Driving Licence\*\*
- ☒ Current full IE Driving Licence\*\* (old style)\*\* (Provisional licenses not accepted).

#### Proof of Address Tick List

- ☒ Current full IE Driving Licence\*\* (Provisional licenses not accepted).
- ☒ A utility bill issued in the last three months (Not a mobile phone bill)
- ☒ Correspondence from an Irish Government Agency (valid for the current year)
- ☒ Bank / Building Society / Credit Union statement containing current address.
- ☒ Most recent original mortgage statement from an Irish/UK lender.

## DEPOSITS

Deposits will be accepted by one of the following methods:

Bank Draft or Debit Card

**NO CASH OR CREDIT CARDS WILL BE ACCEPTED**

\*\*Current full IE/EU driving license cannot be used to prove both ID and address. This document can only identify ID or address.



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Save thousands on your international money transfers with our bank-beating exchange rates\*, fee-free transfers and never pay hidden charges.

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enquiries@iam-sold.ie  
091 882 121

\*Fees and exchange rate data for banks taken from the International Money Transfer Index™ (IMTI™). For more information on our bank-beating exchange rates, visit our website.

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## LOT LIST

| Lot | Property Address                                                        | Starting Bid | Agent                            |
|-----|-------------------------------------------------------------------------|--------------|----------------------------------|
| 01  | St. Anne's, Carrownanty, Ballymote, Sligo                               | €110,000     | Vincent Egan Auctioneers         |
| 02  | Boughtaduff, Brusna, Ballaghaderreen, Co. Roscommon                     | €125,000     | John Higgins Auctioneers         |
| 03  | 10 Bruach Na Mara, Carna, Galway                                        | €119,000     | Spencer Auctioneers              |
| 04  | Loughglynn Village, Loughglynn, Roscommon                               | €59,000      | John Higgins Auctioneers         |
| 05  | Lavender Cottage, No.2 Hartley Court, Carrick-on-shannon, Leitrim       | €99,000      | Gordon Hughes Estate Agents      |
| 06  | No. 7 The Willows, Castlebar, Mayo                                      | €139,000     | DNG Burke Connolly Maloney       |
| 07  | Ross Island, Carraroe, Galway                                           | €85,000      | Spencer Auctioneers              |
| 08  | Rosmuck, Derryrush, Galway                                              | €120,000     | Spencer Auctioneers              |
| 09  | Lehinch, Kilkerrin, Ballinasloe H53 W864, Galway                        | €129,000     | Tyrrell Auctioneers              |
| 10  | Agricultural Lands And Forestry At Feamore, Tulrahan, Claremorris, Mayo | €70,000      | Gerard Hanley Auctioneers        |
| 11  | Taylors Shop Main Street, Carrick-on-shannon, Leitrim                   | €130,000     | Bernadette Gallagher Auctioneers |
| 12  | Pottore, Aughnasheelan, Leitrim                                         | €30,000      | Gordon Hughes Estate Agents      |
| 13  | Largan, Ross, Foxford, Mayo                                             | €70,000      | Gerry Rowland Auctioneer         |

## Lot 1

### St. Anne's Carrownanty, Ballymote Sligo F56V R66



Starting Bid: **110,000**

We are offering for sale these two semi-detached houses on their own site circa 1.2 acres ideally situated close to the centre of Ballymote less than 100 meters from Ballymote railway station and Business Park on the R296.



Branch: **Boyle** | 071 966 2464

2 x 3 Bed Semi-D · C 1.2 Acre Site · BER: E

## Lot 2

### Boughtaduff Brusna, Ballaghaderreen, Co. Roscommon Roscommon



Starting Bid: **125,000**

Beautifully finished and maintained 3 Bedroom Bungalow 1 (en-suite) situated in a peaceful tranquil rural location within easy reach of Ballaghaderreen and Charlestown.



Branch: **Ballyhaunis** | 094 - 9631372

Large 0.78 acre site · Close to all amenities · BER C2 · Beautiful views

## Lot 3

### 10 Bruach Na Mara Carna Galway



Starting Bid: **119,000**

4 bed semi-detached property located in the heart of the picturesque village of Carna.



Branch: **Oughterard** | 091 - 552999

4 Bed Semi-Detached · In the heart of Carna Village

## Lot 4

### Loughglynn Village Loughglynn Roscommon



Starting Bid: **59,000**

New to the market is this beautifully maintained 3 Bedroom semi-detached House which has been carefully cared for over the last number of years. The House which is finished to a high standard throughout is situated within walking distance of all Loughglynn village amenities.



Branch: **Ballyhaunis** | 094 - 9631372

Well Maintained 3 Bed Semi-Detached · Elevated Landscaped Garden · BER D2 · Excellent Location

## Lot 5

### Lavender Cottage No.2 Hartley Court, Carrick-on- shannon Leitrim



Starting Bid: **99,000**

4 bedroom bungalow conveniently located within walking distance of Carrick with landscaped gardens. This property is ideally starter/retirement home.



Branch: **Ballinamore** | 071 964 5555

4 Bed Bungalow - Landscaped Gardens · Located Close to Carrick-on-Shannon

## Lot 6

### No. 7 The Willows Castlebar Mayo



Starting Bid: **139,000**

4 bed semi-detached house, ideally located within walking distance to Castlebar town centre.



Branch: **Castlebar** | 094 - 9027300

4 Bed Semi-Detached · Ideally Located · Close to Castlebar Town · BER D1

## Lot 7

### Ross Island Carraroe Galway



Starting Bid: **85,000**

A beautifully situated 3 bed detached cottage in need of renovation, set in an idyllic location on Ross Island.



Branch: **Oughterard** | 091 - 552999

3 Bed Cottage · C. 11.5 Acres of Lands · Coastal Views · In Need of Renovation

## Lot 8

### Rosmuck Derryrush Galway



Starting Bid: **120,000**

A Charming 4 bedroom detached bungalow set within 0.44 Acres of gardens that surround the property with excellent coastal views to the front and mountain views to the side and rear.



Branch: **Oughterard** | 091 - 552999

4 bedroom bungalow · C. 0.44 Acre Site

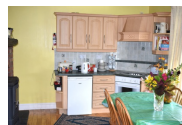
## Lot 9

### Lehinch Kilkerrin, Ballinasloe H53 W864 Galway

Martin Tyrrell  
Auctioneering

Starting Bid: **129,000**

This is a charming 3 bedroom residence in excellent condition located within walking distance from all local amenities.



Branch: **Tuam** | 093 24223

Charming 3 Bed Detached · Large Site with Front & Rear Gardens · Ideal Located Close to Amenities · BER D2

## Lot 10

### Agricultural Lands and Forestry at Feamore Tulrahan, Claremorris Mayo



Starting Bid: **70,000**

Circa 13 acres of good quality agricultural land and 7 acres of forestry, 6km from the village of Irishtown and 6km from Cloonfad town.



Branch: **Claremorris** | 094 93 71479

C.13 Acres Good Quality Agri. Land · C. 7 Acres of Forestry · Can be purchased in 1 or more Lots

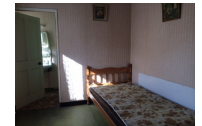
## Lot 11

### Taylor's Shop Main Street Carrick-on-shannon Leitrim



Starting Bid: **130,000**

Fine Mixed-Use building, located on the corner of Park Lane and Main Street.



Branch: **Carrick-on-Shannon** | 071 9621000

Mixed-Use Building · C. 1,016 sq.ft. · 3 Bedrooms Overhead · BER E1

## Lot 12

### Pottore Aughnasheelan Leitrim



Starting Bid: **30,000**

This 2-storey farmhouse offers excellent development potential for any buyer.



Branch: **Ballinamore** | 071 964 5555

2 Storey Farmhouse · Excellent Potential · BER: G

## Lot 13

**Largan  
Ross, Foxford  
Mayo**

Starting Bid: **70,000**

This is a 2 bedroom cottage offered for sale with c. 11.49 acres of land. This property comes to the market with Full Planning Permission to demolish the existing dwelling-house and construct a new single storey, 3 bedroom, stone finish house. Mayo Co Co, Planning No; 0816540.



Branch: **Ballina** | **086 84 59 414**

C.11.49 Acres with Stone Cottage · FPP for Single Storey 3 Bed



## No Entry Fees

### Our Next Live Auction Event

If you're interested in buying or selling at our next event, please contact us today for further information.

**091 882 121**  
enquiries@iam-sold.ie

# Home Sweet Home



A wide range of properties are available on our website. Bidding is easy from the comfort of your own home - online, by phone or in person.

**Ask about auction**

**091 882 121**

[enquiries@iam-sold.ie](mailto:enquiries@iam-sold.ie)

# Advertise



**Benefit from a large distribution network across the region.**

Over 1000 brochures distributed

Uploaded on over 50 websites

Emailed to our specialist investor database of over 5000 people

**091 882 121**

[enquiries@iam-sold.ie](mailto:enquiries@iam-sold.ie)

# The Connacht Property Auction

## Success stories

Start Bid ..... €195,000  
Sold ..... €225,000  
Bids..... 27



### Slieveroe, Ower, Headford, Co. Galway

- Detached home circa 2700 sq. ft
- 4 bedroom home
- Generous 1/2 acre site
- Private & scenic location

Start Bid..... €375,000  
Sold ..... €385,000  
Bids ..... 8



### Carne House, Belmullet, Co. Mayo

- 5 Bedrooms
- Period Property
- Additional Lands
- Development Potential
- Close to Carne Golf Course

Start Bid ..... €130,000  
Sold ..... €197,000  
Bids ..... 75



### Lands at Ballinlough, Co. Roscommon

- 23.5 acres of land
- Good quality grazing land
- Includes Derelict Cottage
- Close proximity to the village of Granlahan

Start Bid ..... €99,000  
Sold ..... €115,000  
Bids ..... 19



### Moyasta, Kilrush, Co. Clare

- 4 Bedrooms
- Detached House
- Additional Flat attached
- Popular coastal area

# Remote Bidding Service

## Telephone or proxy bidding.

We provide a remote bidding service for prospective Buyers who are unable to attend the auction event in person. The service is by telephone or proxy bid which is a written bid up to a specified amount. If you require a bidding service please contact the Auction Team on **091 882 121** or [enquiries@iam-sold.ie](mailto:enquiries@iam-sold.ie) to request the remote bidding registration form. To avoid disappointment please contact the Auction Team at the earliest opportunity to avail of this service as a limited number of places are available.

## Terms & Conditions

1. A prospective buyer wishing to make a telephone or proxy bid ("Bidder") must complete, sign and date the specified bidding form which will be provided by the auction team. Separate bidding forms must be completed for each individual lot.
2. The form must be delivered to The Auction Department, Unit 3, Liosbaun Business Park, Tuam Road, Galway at least 24 hours prior to the start of the Auction.
3. For the telephone bidding service, a member of the Auction Team will contact the Bidder by telephone before the specified lot is offered for sale and take instruction from the Bidder via the telephone. We recommend for the telephone bidding forms, that the Bidder fills out a maximum bid amount in the event connection cannot be made or is lost during the auction event.
4. If the Bidder is successful in securing the property, the auction team are authorised to sign immediately the Memorandum of Sale or Reservation Form on their behalf as outlined on the bidding form provided.
5. If the Bidder wishes to withdraw or alter their remote bidding registration form or to attend the Auction in person, it is their responsibility to notify the Auction Team in writing no later than 3pm on the day of the Auction.
6. The Auction Team shall not be liable for any failure to bid due to inadequate or unclear instructions being received or for any other reason. The Auction Team have absolute discretion as to whether or not and in what manner to bid.
7. The Bidder is deemed to have full knowledge of the General and Special Conditions of Sale and all other relevant documentation including the Terms and Conditions of the Auction. The Bidder is also deemed to have full knowledge of any addendum produced by the Auction Team at or prior to the Auction. The Bidder is therefore advised to check with the Auction team whether any relevant addendum has or will be produced and the Auction Team will not be liable if the Bidder fails to check. The Bidder confirms that they will keep the Auctioneers indemnified against any claims arising from the processing of their bidding form.
8. On acceptance of a bid, a deposit will be taken from the debit/credit card details as nominated on the remote bidding registration form.

# SIGN UP to The Connacht Property Auction

If you would like to sign up to our catalogue subscription service, please fill out the form below and return to: The Auction Department, First Floor Offices, Unit 3, Liosbaun Business Park, Galway or email: [enquiries@iam-sold.ie](mailto:enquiries@iam-sold.ie) to register your interest.

Name .....

Email .....

Telephone .....

## Auction Terms & Conditions

**On the Auctioneer receiving an acceptable bid or when an offer is accepted pre or post auction, the following terms and conditions apply:**

### Traditional Auction - Unconditional Auction

1. On acceptance of an offer or on the fall of the hammer the buyer will pay a 10% contract deposit (subject to a minimum of €6,000), with signing and exchange of sales contracts required immediately by the successful Buyer.

2. From exchange, 28 days is granted to both Buyer and Seller to close the agreed sale (unless stated otherwise).

### Modern Method of Auction - Conditional Auction

1. The Buyer and Seller agree to use their best endeavours to proceed to a formal exchange of legal contracts within 28 days. The time limit will expire at 17.00 hours on the 28th following the date that the buyers solicitor is in receipt of the draft contracts.

2. A Booking Deposit of 5% subject to a minimum of €6,000 must be paid by the Buyer immediately following the conclusion of the auction or acceptance of an offer. The minimum amount of €6000 is paid on a non refundable basis and secures the property for the purchaser.

3. The Seller agrees as follows. (i) To immediately instruct Solicitors to issue the Contract for Sale and accompanying papers to the Buyer's Solicitors and to answer promptly all enquiries raised, respond promptly to any amendments to the Contract for Sale and to do all other work reasonably required to enable Contracts for the sale to be exchanged within the 28 day period. (ii) To supply the Seller's Solicitors with all documentation, information and authority to enable the Seller's Solicitors to draft and negotiate the Contract for Sale and do all the work necessary to enable Contracts to be exchanged within the 28 day period. (iii) To give access to the Property as may reasonably be required by any surveyor or valuer appointed by the Buyer or the Mortgagee for the purpose of surveying and/or valuing the Property. (iv) Not to send, instruct or allow anyone else to send any Sale Contract or details of the title of the Property to anyone other than the Buyer's Solicitors. (v) Not to give access to any other person to view the Property nor to negotiate or agree with anyone other than the Buyer any terms for sale of the Property.

4. The Buyer undertakes within two days following the auction or acceptance of the offer. (i) If the Buyer shall require a mortgage loan in connection with the purchase of the Property, he or she shall apply to such building society, bank or other prospective lender ("the Mortgagee") as may reasonably be expected to lend the required loan to the Buyer and the Buyer shall complete such application forms and pay such fees as the Mortgagee shall require in order to process the Buyer's application as soon as possible. (ii) If the Buyer or Mortgagee shall require the Property to be surveyed and/or valued, the Buyer will use all reasonable endeavours to arrange for the survey and/or valuation inspection to take place as soon as reasonably practicable. (iii) To instruct Solicitors to investigate title to the property, negotiate the draft Contract for Sale, raise enquiries of the Seller and any third parties about the Property and do any other work required to enable Contracts to be exchanged within the 28 day period.

5. It is hereby agreed between the parties as follows: (i) The Seller has entered into the Agreement because the Buyer has given certain commitments as herein mentioned, if the Buyer fails to comply with them strictly in accordance with the timetable this Agreement shall immediately lapse. (ii) If the Buyer decides not to proceed with the transaction as negotiated he or she shall immediately inform the Seller whereupon this Agreement will lapse. In this event, the minimum Booking Deposit of €6000 is deemed non refundable. (iii) If the Seller decides not to proceed with the transaction as negotiated, he or she shall immediately inform the Buyer whereupon this Agreement will lapse and any Deposit or survey fee paid by the Buyer to the Auction Team will be reimbursed to the Buyer. A penalty payment will be required to be paid by the Seller under this circumstance. (iv) This Agreement is an independent contract and does not bind the Seller or the Buyer to the transaction. (v) The Seller and the Buyer are entering into this Agreement in good faith and relying on its terms.

If you should need any more information or have any questions about our terms & conditions please contact us by telephone, email or alternatively visit our website [www.connachtpropertyauction.ie](http://www.connachtpropertyauction.ie)



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for help

New Agents  
Welcome

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Fees

## THE AUCTION DEPARTMENT

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