

DOUGLAS NEWMAN GOOD

DNG

CREEDON

**WEDNESDAY 3RD OCTOBER 2018
THE IMPERIAL HOTEL, SOUTH MALL, CORK**

**Registration starts at 10am
Auction commences at 11am**

MUNSTER'S AUCTION EXPERTS



The auction will be streamed live on the day -
visit our website www.dngcreedon.ie to view

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €20,000



RATHKERIN, THE GLEN, BALLINSKELLIGS, CO KERRY

- Lands measure 1.38 acres or 0.56 ha
- Located in one of Ireland's most scenic spots
- Views onto the famous Skelligs Islands where Star Wars was filmed
- The lands also look down on Finians Bay
- Located 17km from Cashersiveen town and 8km to Portmagee

BER No: N/A

Contact: DNG CREEDON
on 021 4897300

PSL No: 003905

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (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 DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €20,000

BER No: N/A

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

PIPERSHILL, HOLLYFORD, CO TIPPERARY

- 1.58 acres or 0.64 ha located in the village of Hollyford, Co Tipperary
- Located at the rear of Jimmy Rae's bar
- Located 22km from Tipperary Town, 24km from Cashel town and 45km from Limerick
- The lands face out onto the road and would make an ideal site for residential housing
- Investment Opportunity



AMV: €50,000

BER No: 110824984 **BER G**

**Contact: DNG Thomas Reid
on 051 852233**

PSL No: 002015

THE KNOCKANE, KILL, CO. WATERFORD

- A 3 bedroom, detached bungalow on a 0.32 acre site
- Added benefit of a detached stone garage/workshop
- Gardens to the front, side and rear of the property
- UPVC double glazing throughout
- Located 3km from the village of Kill in Co. Waterford and 24km from Waterford City
- Being sold with the benefit of tenants. Tenancy start date is 4th July 2017.



AMV: €70,000

BLACK & WHITE COTTAGE, ANNAGH, BLENNERVILLE, TRALEE, CO KERRY

- 2 bed cosy cottage standing on c.1.18 of an acre.
- Located on the main Tralee/Dingle Road c. 3 miles from Tralee Town Centre and c.1 mile from Blennerville Village.

BER No: Pending

**Contact: DNG WH GILES
on 066 7121073**

PSL No: 001499



AMV: €130,000

13 THE QUAYS, PASSAGE WEST, CORK

- A 3 bed mid terrace house in the village of Passage West
- Accommodation: living room, kitchen/dining room, a walk in wardrobe/ study area and an enclosed rear garden.
- First: two bedrooms, ensuite and main bathroom
- Located 8km from Douglas Village
- Being sold with vacant possession

BER No: Pending

Contact: DNG Creedon 021 4897300

PSL No: 003905

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €250,000

60 WATERCOURSE ROAD, BLACKPOOL, CORK

- A substantial commercial building within walking distance to Cork City Centre
- The first and second floor is ripe to be converted into residential property or office premises.
- This building was previously trading as a public house and is being sold without the pub licence.
- Excellent Investment opportunity



BER No: Pending

**Contact: DNG Creedon
on 021 4897300**

PSL No: 003905

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (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 DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.



AMV: €5,000

LAND AT BALLYNOE, CONNA, CO. CORK

- A site size measuring approx. 0.1 acres
- Being sold "as is" - no planning on land.
- Potential for future development
- Located 4 km from Conna & 10Km from Tallow
- This site is located directly across from the local church
- Superb investment opportunity

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905



AMV: €90,000

26 REDBARN COTTAGES, YOUGHAL, CO CORK

- A 3 bed detached holiday home located in Redbarn, Youghal
- Accommodation: 3 bedrooms(2 double 1 single), 2 bathrooms, spacious living room/kitchen
- Located minutes walk from the Blue Flag Redbarn Beach
- Superb investment opportunity

BER No: 110337250 **BER D2**

DNG Spillane on 021 4812397

PSL No: 003905



AMV: €110,000

50 AISLING GHAEL, LIOS NA RI, SMITH ROAD, CHARLEVILLE, CORK

- A 3 bed semi detached house
- Accommodation: living room, kitchen/dining room, utility, down-stairs bathroom.
- First floor: 3 bedrooms (1 en-suite) and main bathroom
- Enclosed garden to the rear of property
- Driveway to the front with space for 2 vehicles
- Oil fired central heating
- Located within walking distance to Charleville Town
- Being sold with the benefit of tenants

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905



AMV: €110,000

59 BRIDE VALLEY VIEW, FAIRHILL, CORK CITY

- A 3 bed semi-detached residence
- Accommodation: Entrance Hallway, Living Room, Back Hallway, Kitchen/Dining, Landing, Bathroom and 3 bedrooms.
- Current rental return €1,200 PER MONTH / €14,400 PER YEAR
- Located minutes from Blackpool Shopping Centre
- Being sold with the benefit of tenants

BER No: Pending

**Contact: DNG Murphy Condon
021 4821788**

PSL No. 003096

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €240,000

APARTMENT 2, 3, 4 & 8, 6 SHORTCASTLE STREET, MALLOW, CO CORK



- Excellent opportunity to purchase 4 apartments in one lot.
- All apartments are 2 beds
- Constructed in approximately the year 2000
- The apartments have concrete communal stairs, concrete floors throughout and all of the rooms are exceptionally well proportioned.
- All are being sold with vacant possession
- Located in the heart of Mallow Town
- Excellent Investment Opportunity

BER No: 110368032 **BER D1**

Contact: DNG CREEDON
on 021 4897300

PSL No: 003905

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (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 DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

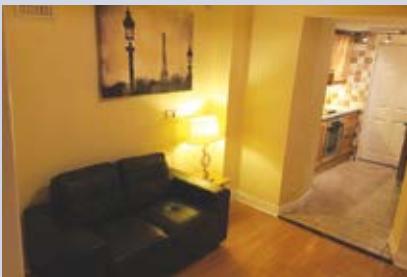
dng.ie



SEASCAPE 22A HARBOUR VIEW, COBH, CO CORK

AMV: €98,000

- Pre 1963, three storey end of terrace property split into 2 number two bedroom apartments
- Beautifully located, south facing, multi unit property which has been fully renovated recently at substantial costs, and is divided into 2no. two bedroom apartments
- This is a fantastic property, presented in excellent condition throughout, located in a mature residential area of Cobh
- Being sold with the benefit of tenants
- Current rental yield return of €15,600 per annum from the entire building



BER No: 110822533 **BER E2**

Contact: DNG Spillane on 021 4812397

PSL No: 002276

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €80,000

72/73 & 75 MAIN STREET, MALLOW, CO. CORK

Two buildings to be sold in one lot

75 MAIN STREET, MALLOW

- Modern building of 2,700 sq. ft
- Large shop front on Mallow's main street.
- Storage room located off main shop front
- WC



72 THOMAS DAVIS MANOR, MALLOW

- Previous office unit of 408 sq. ft
- Office room is finished with carpet flooring.
- Kitchen this is a fully equipped kitchen
- Bathroom



BER No: 800616021



Excellent Investment opportunity

Contact: DNG CREEDON
on 021 4897300

PSL No: 003905

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (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 DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €195,000



4 EAST BEACH, COBH, CO CORK

- Excellent investment property located in the heart of Cobh Town
- Commercial ground floor unit with 5 X 1 bedroom apartments overhead
- Being sold with vacant possession
- The property has development potential
- When fully let, this building has the potential to achieve a minimum rental income of €50,000 per annum

BER No: 800541666 

Contact: DNG CREEDON
on 021 4897300

PSL No: 003905

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (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 DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.



AMV: €220,000

29 THE CLOSE, ARD PATRICK, POPES HILL, CORK CITY

- A modern 4 bed semi detached property split over 3 floors
- Accommodation: Open plan kitchen/living/dining
- First floor: 2 double bedrooms both ensuite
- Second floor: 2 double bedrooms both ensuite
- Located within walking distance of Blackpool & Cork City Centre
- Being sold with the benefit of tenants

BER No: 109872333 **BER B3**

Contact: DNG CREEDON
on 021 4897300

PSL No: 003905



AMV: €240,000

APARTMENT 20 THE CORNFIELDS, CURRAHEEN ROAD, BISHOPSTOWN, CORK

- Second floor two-bedroom apartment located in the much sought after development of Cornfields, Bishopstown, Cork City
- Accommodation: Open plan kitchen/living/dining, balcony, 2 bedrooms (1 en-suite) and main bathroom
- Being sold with vacant possession

BER No: 111206413 **BER C3**

Contact: DNG Creedon
021 4897300

PSL No: 003905

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €260,000

79 THE SONATA, HARTYS QUAY, ROCHESTOWN, CORK

- A 2 bed apartment located on the third floor of the most prestigious development in Rochestown, Cork
- Large balcony overlooking Cork Harbour
- Accommodation: open plan kitchen/living/dining, 2 bedrooms (1 en-suite) and main bathroom
- Serviced by an elevator and allocated car space
- Being sold with vacant possession

BER No: 100503804 **BER C1**

Contact: DNG CREEDON
on 021 4897300

PSL No: 003905



AMV: €220,000

6 CHURCH COURT, LITTLE ISLAND, CORK

- A 3 bed semi-detached property
- Accommodation: living room, kitchen/dining room, 3 bedrooms (1 en-suite) and bathroom
- Located within walking distance of all local amenities
- Being sold with vacant possession

BER No: 111266193 **BER C2**

Contact: DNG CREEDON
on 021 4897300

PSL No: 003905



35 MOUNT SION ROAD, GREENMOUNT, CORK

- A 3 bed semi-detached house
- Accommodation: hallway, open plan living room/kitchen/dining room and 1 double bedroom.
- First floor: 2 double bedrooms and a main bathroom.
- Gardens to the front and rear
- Being sold with the benefit of tenants

BER No: 109863530 **BER F**

PSL No: 003905



35A MOUNT SION ROAD, GREENMOUNT, CORK

- A 3 bed semi-detached property
- Accommodation: hallway, open plan living room/kitchen/dining room, utility and 1 double bedroom and main bathroom.
- First floor: 2 double bedrooms (both en-suite).
- Gardens to the front and rear
- Being sold with benefit of tenants

BER No: 109867911 **BER C3**

PSL No: 003905

AMV: €330,000

**Contact: DNG Creedon
021 4897300**

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €85,000

5 SPELLACY SQUARE, WOLF TONE STREET, LIMERICK CITY

- A 2 bedroom mid terrace house
- Accommodation: Living room, kitchen and bathroom
- First Floor: 2 bedrooms
- Located within walking distance of Limerick City and all local amenities.
- Superb investment opportunity

BER No: 111267308 

**Contact: DNG Cusack Dunne on
061 209000**

PSL No. 002730



AMV: €140,000

14 THE MEADOWS, MURROE, CO LIMERICK

- A 3 bed semi-detached property
- Accommodation: hallway, living room, kitchen/dining and WC
- First Floor: 3 bedrooms (1 en-suite) and main bathroom
- Enclosed garden to the rear
- Being sold with vacant possession

BER No: 111267001 

**Contact: DNG Cusack Dunne on
061 209000**

PSL No: 002730

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (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 DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.



AMV: €75,000

12 BRIOT AVENUE, TEMPLARS HILL, WATERFORD

- A 3 bed mid terraced house
- Accommodation: entrance hallway, sitting room, kitchen/dining room and downstairs wc.
- First Floor: 3 bedrooms (1 en-suite) and a main bathroom.
- Located within walking distance of Waterford Institute of Technology and The IDA Industrial Estate.
- Being sold with vacant possession

BER No: 107404063

**Contact: DNG Thomas Reid on
051 852233**

PSL No: 002015



AMV: €160,000

7 COIS CHNOIC, DINGLE, CO. KERRY

- A 3 bed semi-detached property
- Accommodation: hallway, living room, kitchen/dining, WC and utility
- First floor: 3 bedrooms (1 en-suite) and main bathroom
- Being sold with the benefit of tenants

BER No: 110557360 **BER B3**

**Contact: DNG WH Giles on
066 7121073**

PSL No: 001499



AMV: €50,000

RIVIERA, DRIMOLEAGUE, CO. CORK

- A 3 bed detached bungalow sitting on 1.06 acres
- Accommodation: lounge, conservatory, kitchen/dining, 3 bedrooms and main bathroom
- Oil fired central heating
- Enclosed garden
- Being sold with vacant possession

BER No: Pending

Contact: DNG Creedon
021 4897300

PSL No: 003905



AMV: €40,000

LUCEY'S LANE, MACROOM, CO CORK

- Commercial single storey structure building located in the vibrant town of Macroom, Co Cork. The building is located on Luceys Lane which is off the main square of Macroom town.
- Excellent investment opportunity

BER No: 119896999 **BER D2**

Contact: DNG Creedon
021 4897300

PSL No: 003905



AMV: €110,000

KEELNACRANAGH WEST, ENNISKEANE, CO CORK

- A 3 bedroom detached bungalow standing on 0.61 acres or 0.25 ha
- Accommodation: living/kitchen/dining room, utility, 3 double bedrooms (1 en-suite) and main bathroom.
- Located within walking distance of Cork City Centre
- Being sold with vacant possession

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905



AMV: €450,000

33 DOUGLAS WELLS, WELL ROAD, DOUGLAS, CORK

- A 4 bedroom detached penthouse measuring 2,400sq ft
- Wraparound balcony
- Serviced by an elevator directly into the hallway of the property
- Accommodation: living, kitchen, dining, utility, 3 bedrooms (2 en-suite), walk in wardrobe and main bathroom
- Located minutes from Douglas Village and Cork City Centre
- Superb investment property

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905



AMV: €120,000

BER No: 106091663 **BER C3**

**Contact: DNG Creedon on
021 4897300**

PSL No. 003905

21 RATHBAN, TULLA ROAD, ENNIS, CO CLARE

- A 3 bedroom semi-detached property
- Accommodation: hallway, living, kitchen/dining and WC.
- First Floor: 3 bedrooms (1 en-suite) and main bathroom
- Being sold with the benefit of tenants



AMV: €50,000

BER no: Pending

**Contact: DNG Creedon on
021 4897300**

PSL No. 003905

TYRE CENTRE, THE RAGG, THURLES, CO TIPPERARY

- 2 Commercial units on 0.69 acres, 1 unit trading as a tyre centre and the other as a storage shed
- Large roller shutter door to the front, an office, store room, a mechanic car ramp to the rear with side access and first floor storage. To the side of the tyre centre is an additional shed.
- Being sold with the benefit of tenants



AMV: €225,000

BER No: 800651887 **BER G**

**Contact: DNG Creedon on
021 4897300**

PSL No. 003905

UNIT 16, WATERGOLD, DOUGLAS, CORK

- Excellent opportunity to acquire a commercial premises in a landmark building located in the heart of Douglas
- The premises is currently laid out as an office which is subdivided into four office units.
- This commercial premises was originally designed to be a three-bedroom apartment. This is something that could be explored as an alternative use.
- Being sold with vacant possession



AMV: €190,000

BER No: 800653099 **BER B3**

**Contact: DNG Creedon on
021 4897300**

PSL No. 003905

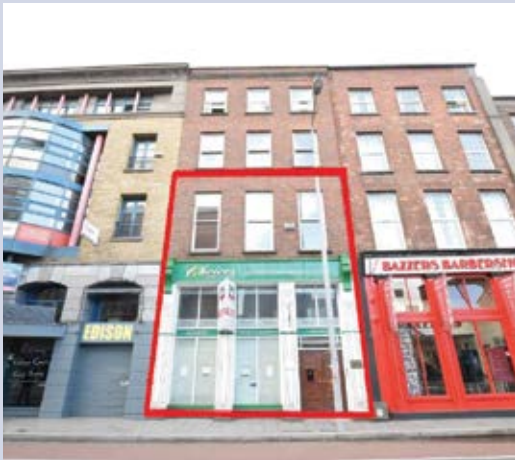
UNIT 19, AIRPORT EAST BUSINESS AND TECHNOLOGY PARK, FARMERS CROSS, CORK

- A light industrial unit measuring 320 m² /3445 sq ft split over 2 floors
- Accommodation: Ground Floor 3 Offices & workshop area First Floor 4 Offices, bathrooms & kitchen facilities
- Ground Floor measures 160 m² First Floor measures 160 m²
- This building is located within 400 m of Cork airport. This property is being sold vacant. This building is located within 400 m of the airport roundabout. This property is being sold vacant
- Superb investment opportunity

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €200,000

BER No: 800653115 **BER E2**

**Contact: DNG Creedon on
021 4897300**

PSL No. 003905

13 WASHINGTON STREET, CORK CITY

- A retail unit and first floor office.
- Accommodation: Ground Floor retail unit split into 2 offices & First Floor 2 offices and bathrooms
- This building is located in Cork city centre. It is located beside the city's new event centre.
- Superb investment opportunity



AMV: €30,000

BER No: Pending

**Contact: DNG WH Giles
on 0667121073**

PSL No. 001499

COMMERICAL UNIT & LAND AT DROMCLOGH, CO KERRY

- A large commercial unit standing on 0.69 Acres.
- Located 5km from Listowel and 21km Tralee.
- Superb investment opportunity



FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €130,000

BER No: Pending

**Contact: DNG WH Giles
on 0667121073**

35 CHURCH STREET, LISTOWEL, CO KERRY

- A Ground Floor retail with overhead residential accommodation
- Accommodation: A large ground floor retail unit & a 2 bed apartment overhead
- Located in the centre of Listowel town.
- Superb investment opportunity

PSL No. 001499



AMV: €150,000

BER No: Pending

**Contact: DNG WH Giles
on 0667121073**

39 CHURCH STREET, LISTOWEL, CO KERRY

- A Ground Floor retail with overhead residential accommodation
- Accommodation: A large ground floor retail unit & a 2 bed apartment overhead
- Located in the centre of Listowel town.
- Superb investment opportunity

PSL No. 001499

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (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 DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €285,000

UNIT 10 METRO BUSINESS PARK, BALLYCURREN, CORK

- An industrial unit and office measuring 760 m2 /8180 sq ft split over 2 floors
- Accommodation: Ground Floor 3 Offices, bathrooms, kitchen facilities & workshop area First Floor Showrooms, Offices & bathrooms
- This building is located in a very desirable part of Cork its within reach Cork city centre and Cork Airport.
- Superb investment opportunity



BER No: 800486805 

**Contact: DNG Creedon on
021 4897300**

PSL No. 003905

DNG Creedon, Munsters Auctions Experts have a 95% Success rate to date.

**We strive to keep our success rate high and
achieve the best possible price for your
property.**

**Our next auctions are being held in
21st November 2018
at the Imperial Hotel, South Mall, Cork**

We conduct a personalised process from start to finish with all our Auction Properties as follows:

1. PROPERTY PREPARATION

- On request of the valuation we can organize on your behalf the following:
 - Engineers report
 - BER Advisory Certificate
 - Security/ vacant inspections of assets
- Once appointed sales agents, we conduct an initial inspection of the property and advise you on adding value to the assets.
- Depending on a client's requirements, improvement works can be carried out and supervised by this office (Clean & Clear).
- We work very closely with our clients to aid and expediate the disposal process.

2. LAUNCHING A PROPERTY TO MARKET

- All Assets are presented to the market specifically where the maximum value will be derived. This is accomplished by conducting the following:
 - Customised signage on all auction properties.
 - Web text & email of our existing database of in excess of 3,000 potential purchasers.
 - Advertise all properties on daft.ie, myhome.ie, dngcreedon.ie & dng.ie.
- All open viewings are conducted by licensed local agents at convenient times to maximize foot flow of potential purchasers.

3. CONTRACTS

- Once contracts have been provided to us from your legal representatives, we upload the contracts and related documents to our data centre.
- Our own legal representative who will attend on the day, conducts a review on all contracts to highlight any potential issues that may affect the value or otherwise on the ground.
- We issue out all the contracts and related documents to potential purchasers who request these through our data

centre and all contracts are password protected and the intended recipient is furnished with the password.

- We monitor the issuing of contracts to ensure potential purchasers have opened them. Following our weekly strategy meetings, we contact purchasers who have not opened the contracts to see if they require further information.
- We try to prevent blockages arising on the day by contacting all purchasers the week before the auction which allows us to gauge the level of interest for the property.
- Based on the level of interest it allows us to change our strategy for the property in advance of the Auction if required.
- The level of interest per property from our data centre determines the running order on the day.

4. AUCTION DAY

- We conduct a full registration process for both bidders and viewers. No entry is allowed without registration. We can assess how many bidders have registered per property on the day and we report back to you on such statistics post auction.
- We stream the auction live on our website on the day to enable you to watch live on the progress of the properties provided.
- To reduce costs for the client we have our legal representative present to assist with the signing of contracts. DNG can sign contracts on behalf of the receiver.
- On the fall of the hammer, an agent will bring the successful purchaser to the legal room where they will sign contracts and pay a deposit of no less than 10% of purchase price or a minimum of €5,000, whichever is greater.

5. POST AUCTION FOLLOW UP

- DNG Creedon strives to ensure 100% success rate. Our Motto is "Not to let the money leave the room" we have on occasions conducted "mini auctions" immediately after an auction to ensure 100% success!

GUIDANCE FOR PROSPECTIVE BUYERS

1. PROCEDURES ON SALE OF A LOT ON THE DAY OF THE AUCTION

1.1 You will be required to register prior to the auction commencing and obtain a bidding card. You will need photographic identification and a recent utility bill/bank statement for address verification.

1.2 After a lot is knocked down to you or your agent by the Auctioneer, you or your agent are required to attend at the contracts desk, sign the contracts for sale in duplicate and pay the deposit of 10% of purchase price or a minimum of €5,000, whichever is greater, which is non – refundable.

1.3 Once the contracts have been signed in duplicate, one set of the contracts will be held by the auctioneer and one set furnished to you for your legal representative so that the sale can continue in the usual manner.

2. DEPOSIT

2.1 All deposits for properties must be paid by cheque or bank draft.

2.2 All deposits must be made payable to the Auctioneer.

2.3 If you purchase more than one lot in one auction you must pay each deposit separately.

3. CONDITIONS FOR SALE

3.1 Upon the fall of the Auctioneer's gavel if you are the successful bidder for any lot, you become legally bound by the Conditions of Sale in respect of that lot.

3.2 It is presumed that you have read the Conditions of Sale, the Contracts of Sale, Title Documents and any other documents relevant to the lot and have accepted all terms and conditions contained in same.

3.3 The documents made available immediately prior to the Auction of the lot will include any corrections, additions, or amendments to the property particulars and Conditions of Sale of any lot. It is assumed you have read said documents and shown the documents to your relevant advisors and you purchase on full Notice of Sale.

4. CONTRACT FOR SALE

4.1 The Contract for Sale for all properties are available from our agents through our secure transfer service prior to auction day.

4.2 The Contract for Sale will be the standard contract for sale issued by the Law Society of Ireland.



Douglas,
Co. Cork.
t: 021 4897300
e: info@dngcreedon.ie

Munster auction experts are always looking to include properties in their up-and-coming auctions.

If you are interested in having your property included in our auctions call us today for a free appraisal.

To be included in our auction mailing list please contact our office on **021 489 7300** or **[email auctions@dngcreedon.ie](mailto:email.auctions@dngcreedon.ie)**.

For updates on forthcoming auctions check out our website on **www.dngcreedon.ie**.