



THE CONNACHT
PROPERTY AUCTION

Thursday 21st February

Auction Brochure



Galway
Mayo
Sligo
Leitrim
Roscommon
and more



92%



Sold at our last public auction



THURSDAY 21ST FEBRUARY 2019
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 21st February 2019 at The Menlo Park Hotel, Galway. This is our first public auction of 2019, and we will hold a total of 5 auctions during 2019. The next public auction will take place here on the 2nd of May 2019. 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 night ahead and we are delighted to offer an excellent variety of residential and commercial properties from throughout the province to the floor.

The auction is a partnership of established estate agents from across Munster and the neighbouring counties. We are continuously offering properties via our online auction website www.connachtpropertyauction.ie and also via our regular 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 hassle free.

The Connacht Property Auction, making auction more accessible.

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

documentation and information relating to a property ahead of bidding and allows successful purchasers to finalise their purchase quickly.

Bid online 24/7.

Visit www.connachtpropertyauction.ie to view our online auction properties. Our online auctions run for between 30 - 45 days and potential purchasers can organise a viewing of the online auction properties as normal. Bids can be placed in person, over the phone or by registering on the auction website. All bids are made visible on the online auction website along with the time remaining. The online auction end time is extended to 2 minutes remaining for every bid that is placed in the final 2 minutes of the auction. This ensures every bidder has the opportunity to increase their bid before the auction ends. The highest bid secures the property providing the realistic reserve price has been met or exceeded. Vendors can also decide to accept a bid at any stage during the online auction, so don't forget to register your interest early to avoid disappointment.

In addition to the properties found in this brochure we currently have over 200 realistically priced properties available to buy via our online auctions.

We look forward to seeing you again at our next public auction event which will be held at The Menlo Park Hotel, Galway on May 2nd.

Regards

Patrick Folan
Auction Director

GET MORTGAGE READY WITH AIB WE BACK BELIEF EVERY DAY

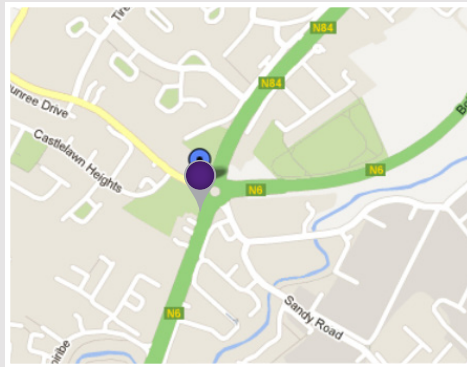


Drop into one of our 14 branches in Galway and talk to our mortgage advisors. They will talk you through all your options and help you with the paperwork. Our mortgage advisors are available to meet you **early morning**, in the **evening** or on **Saturdays**.

You can also call us on **1890 724 724**
or click on www.aib.ie/mortgages to make an appointment.

Lending criteria, terms and conditions will apply. Allied Irish Banks, p.l.c. is an authorised agent and servicer of AIB Mortgage Bank in relation to origination and servicing of mortgage loans and mortgages. AIB Mortgage Bank and Allied Irish Banks, p.l.c. are regulated by the Central Bank of Ireland.

NOTES...



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 be required to provide 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

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 bid which the auctioneer asks for, please shout out your bid and the auctioneer may or may not accept it. The property will be sold when the hammer falls to the highest bidder above reserve – but not until the auctioneer asks for any final bids. Never delay until the last second with your bid – you may lose it. Remember, there may be a lot of people in the room and unless your bid is clear the auctioneer may not 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.

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.

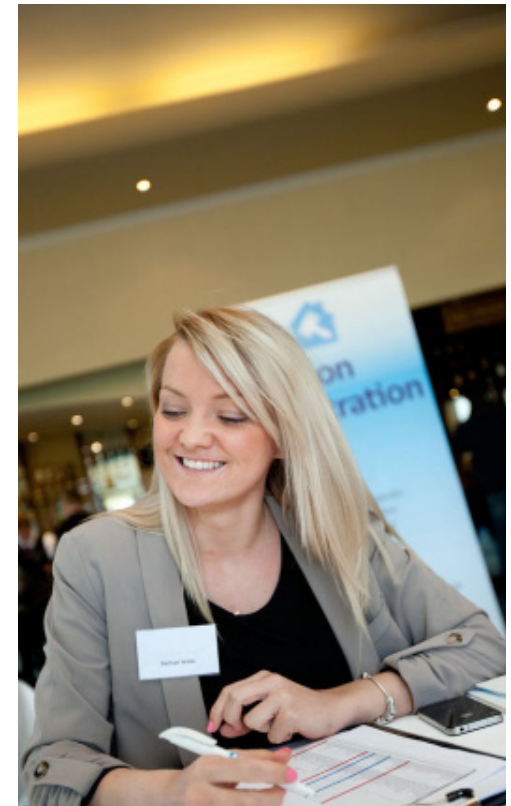
Is my property suitable for Auction?

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.



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 €6,500. 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
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.



After your winning bid, here's something else to smile about

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

Contact IAM Sold to find out more and receive exclusive rates

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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Jan
Currencies Direct
customer since 2005

Lot	Address	Starting Bid	Agents
01	Cuilleain, Carraroe, Galway	€95,000	Spencer Auctioneers
02	No. 1 Palmerstown Grove, Portumna, Galway	€145,000	Keary Auctioneers
03	Tismeain, Carraroe, Galway	€220,000	Spencer Auctioneers
04	Main Street, Main Crossmolina, Mayo	€25,000	Gerry Rowland Auctioneer
05	Knockfaraught, Lahardaun, Ballina, Mayo	€150,000	Gerry Rowland Auctioneer
06	Ashgrove, Water Street, Mohill, Leitrim	€110,000	Gordon Hughes Estate Agents
07	Coogue South, Ballyhaunis, Mayo	€15,000	Sherry FitzGerald Hanley
08	Kilshanvey, Kilconly, Co. Galway, Galway	€40,000	Property Partners Emma Gill
09	Kiltarsaghan, Killawalla, Westport, Mayo	€45,000	Property Partners Emma Gill
10	3 Boston House, Westport, Mayo	€160,000	O'Malley Properties
11	Cregganroe, Kilsallagh, Westport, Mayo	€185,000	O'Malley Properties
12	6 Kilcolman, Ballaghderreen, Roscommon	€75,000	Kieran Leavy Auctioneers
13	Ballyrourke, Balla, Mayo	€27,500	Dearbhla Friel Properties
14	Loughglynn Village, Loughglynn, Roscommon	€59,000	John Higgins Auctioneers
15	Cloonweelaun, Menlough, Ballinasloe, Galway	€100,000	Tyrrell Auctioneers



THE CONNACHT
PROPERTY AUCTION

Lot 1

**Cuilleain
Carraroe
Galway**



Starting Bid: €95,000

A rare opportunity to purchase two properties set on a site of 1.21 acres, situated within walking distance of Carraroe. Both properties are in need of complete renovation



Branch: [Oughterard](#) | 091 - 552999

3 Bed Detached · Traditional Stone Cottage · Ideal Location · BER G

Lot 2

**No. 1 Palmerstown Grove
Portumna
Galway
H53Y 078**



Starting Bid: €145,000

Well maintained detached dormer residence in quiet cluster of 6 detached houses located adjacent to Emerald Star Marina & river Shannon and within easy walk of Portumna town centre.



Branch: [Loughrea](#) | 091 - 841298

4 Bed Detached · Con Condition · Easy Walk to Town Centre · BER C2

Lot 3

**Tismeain
Carraroe
Galway**



Starting Bid: €220,000

Beautifully built, turnkey condition, 7 bed family home, situated close to the sea on a C. 0.86 acre site



Branch: [Oughterard](#) | 091 - 552999

7 Bed Family Home · Turnkey Condition · Situated Close to the Sea · BER C2

Lot 4

**Main Street
Crossmolina
Mayo**



Starting Bid: €25,000

This 2 story, landmark property known locally as Mc Morrows Pub. This property is in need of total refurbishment however it offers excellent potential for further development



Branch: [Ballina](#) | 086 84 59 414

Landmark Property · Total Refurbishment · Development Potential

Lot 5

**Knockfaraught
Lahardaun, Ballina
Mayo**



Starting Bid: €150,000

A very spacious and attractive four bedroom detached house located in Knockfarnaught on the outskirts of Lahardane village, and close to Lough Conn and the beautiful area of Pontoon. Finished to a very high standard throughout.



Branch: [Ballina](#) | 086 84 59 414

4 Bed Detached · Finished to High Standard · Good Location · BER D1

Lot 6

**Ashgrove
Water Street, Mohill
Leitrim**



Starting Bid: €110,000

A fine 3 bed bungalow conveniently located along a quiet cul-de-sac and yet within walking distance of all shops and services. Ideally suited for use as a starter/retirement home the property is ready for immediate occupation



Branch: [Ballinamore](#) | 071 964 5555

3 Bed Detached · Ideal Location · Excellent Condition · BER E1

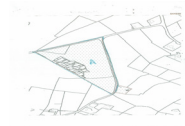
Lot 7

**Coogue South
Ballyhaunis
Mayo
F35K D52**



Starting Bid: €15,000

We are delighted to present to the market c. 10 acres of agricultural land. The land is of average quality. Further details available on request.



Branch: [Claremorris](#) | 094 93 71479

Approx. 10 Acres · Agricultural Land

Lot 8

**Kilshanvey
Kilconly, Co. Galway
Galway**



Starting Bid: €40,000

This large 4 bed home is set on a beautiful site with views over looking a stunning countryside.



Branch: [Ballinrobe](#) | 091 884000

4 Bed Home · Built to a Good Standard · Stunning View

Lot 9

**Kiltarsaghan
Killawalla, Westport
Mayo**



Starting Bid: €45,000

Approx. 1.1 acre site which is located close to Killawalla Village. This site benefits from planning permission for a 3 bed house over looking the countryside.



Branch: [Galway](#) | 091 884000

Approx. 1.1 Acre Site · FPP for a 3 Bed Detached · Ideal Location

Lot 10

**3 Boston House
Westport
Mayo
F28W 261**



Starting Bid: €160,000

This large 6 bed semi-detached property is situated approximately 150 metres from the main square in the charming coastal town of Westport with Croagh Patrick as an impressive backdrop. The property is currently been used as an Air BnB but offers excellent development potential (SPP)



Branch: [Westport](#) | 098 - 26146

6 Bed Semi-Detached · Development Potential · Town Centre Location · BER D2

Lot 11

**Cregganroe
Killsallagh, Westport
Mayo**



Starting Bid: €185,000

A beautiful 5 bed detached property situated in a very picturesque setting with panoramic views of Croagh Patrick, Clare Island and Clew Bay.



Branch: [Westport](#) | 098 - 26146

5 Bed Detached · Panoramic Views · Excellent Condition · BER C2

Lot 12

**6 Kilcolman
Ballaghderreen
Roscommon
F45X H52**



Starting Bid: €75,000

A 3 bed Semi Detached Dormer Bungalow. The property is well located close to town. The property is presented, in good condition throughout and is ideal first time buyer or retirement home.



Branch: [Strokestown](#) | 071 934 737

3 Bed Semi-Detached · Good Condition Throughout · Ideally Close to Town · BER C3

Lot 13

**Ballyrourke
Balla
Mayo**



Starting Bid: €27,500

This cottage offers a prime location only c.5 minutes walk from Balla town. The cottage is in need of complete refurbishment and is set on a 0.34 Acre site.



Branch: [Castlebar](#) | [094 9035747](#)

Refurbishment Project · Approx. 0.34 Acre Site · Beautiful Rural Setting · BER G

Lot 14

**Loughglynn Village
Loughglynn
Roscommon**



Starting Bid: €59,000

Offers in one lot, a 3 bed detached and a 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 15

**Cloonweelaun
Menlough, Ballinasloe
Galway**

**Martin Tyrrell
Auctioneering**

Starting Bid: €100,000

Extensive 4 bedroom detached residence for sale. Located in the delightful location of Cloonweelaun - in close proximity to general services at the surrounding towns of Menlough, Mountbellew and Moylough.



Branch: [Tuam](#) | [093 24223](#)

Parking · Oil Fired Central Heating · BER C2



Ask About Auction

You could find it to be the best avenue to take for selling your property with more exposure and bidding, in a secure and transparent process. And there are no fees or marketing costs unless the property successfully sells!

Our Upcoming Public Auction Events



No Entry Fees

Thursday July 4th

Thursday September 19th

Thursday November 21st

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



THE CONNACHT
PROPERTY AUCTION

091 882 121
enquiries@iam-sold.ie

Our Upcoming Online Auction Events



Thursday July 4th

Thursday August 22nd

Thursday October 24th

Thursday December 17th



THE CONNACHT
PROPERTY AUCTION

091 882 121
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 €495,000
Sold €465,000
Bids 7



Rosmalley, Westport, Co. Mayo

- 3 Bedrooms
- Detached House
- Elevated Site with Sea Views
- Sought After Location

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 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:

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 €6,500), with signing of contracts for sale required immediately by the successful Bidder.

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

3. The contracts for sale and legal packs should be reviewed before bidding. The signed contract for sale will be relied on as the agreement between parties.

4. We advise all bidders seek independent legal advice before bidding.

5. Deposit can be taken by debit card or bank draft (made payable to IAM Sold Property Auctions).

6. The property may be offered for sale with an undisclosed reserve. In this instance the Starting Bids Price will be noted and the reserve may be higher or lower than this figure.

7. The Starting Bids Price & the Reserve are subject to change.

8. VAT may be applicable in addition to the purchase price and this will be noted in the Contract for Sale.

9. Please note that lots may be sold or withdrawn at any time prior to auction.

10. The particulars included in this catalogue and all other advertisements, 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 a property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the Seller.

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** 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.
- 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**

NOTES

[illegible]

THE CONNACHT
PROPERTY AUCTION



THE CONNACHT PROPERTY AUCTION

Proudly in Partnership with:



Galway



Westport



Loughrea



Castlebar



Galway City



Roscommon



Ballyhaunis



Sligo



Clifden



Sligo



Claremorris



Tuam



Athlery



Swinford



Ballina



Ballinamore



Tuam



Strokestown



Ballinasloe



Boyle



Oughterard



Banagher



Carrick-on-Shannon



Moycullen



Galway



Galway



Sligo



Charlestown



Belmullet



Newport



Louisburgh



Castlebar



Galway



Moycullen



Ask me
for help

New Agents
Welcome

No Entry
Fees

THE AUCTION DEPARTMENT

First Floor Offices, Unit 3, Liosbaun Business Park, Galway
091 882 121 | www.connachtpropertyauction.ie

iam-sold are an auction management service provider
offering bespoke white label auction services to Estate
Agents across Ireland, visit our website for further
information iam-sold.ie



INTELLIGENT AUCTION
MANAGEMENT

PSRA No. 2978