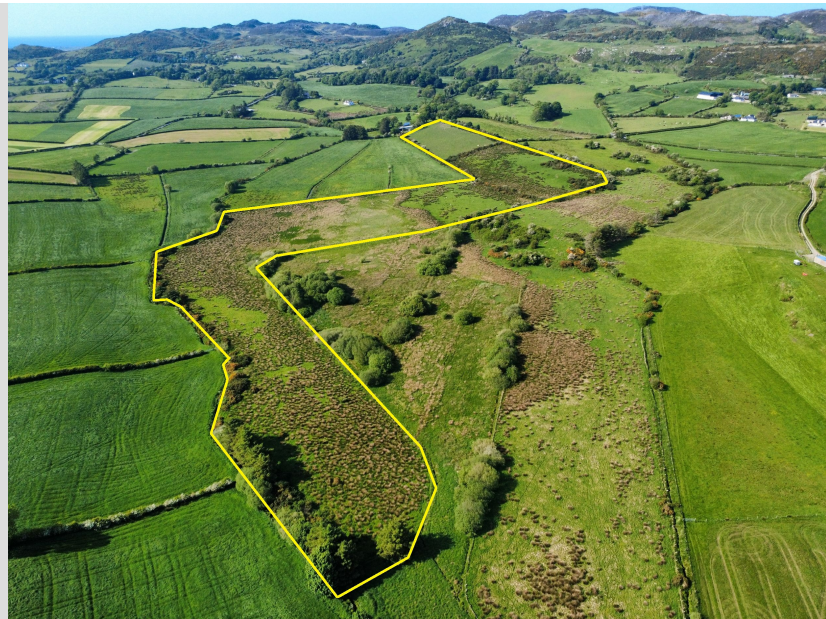


Brendan McGlynn & Associates
McKendrick House
High Road
Letterkenny
t: 074 912 1289
email: info@brendanmcglynn.com

Derelict cottage & c. 24.66 acres, Springfield, Tamney **Starting Bid: €160,000.00**



For Sale by Brendan McGlynn & Associates Ltd via the iamsold Bidding Platform.

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

Agricultural Land at Springfield, Tamney, Fanad, Co. Donegal

For Sale in One Lot | c. 9.98 Ha / c. 24.66 Acres

Offered for sale is a block of agricultural land extending to approximately 9.98 hectares (24.66 acres) in total, situated in a scenic rural setting at Springfield, near Tamney in the heart of the Fanad Peninsula, Co. Donegal. The lands are laid out in three separate parcels but are offered for sale as one lot.

The Lands

The holding comprises three parcels of agricultural land, each with its own individual

character, set amid the stunning natural landscape for which the Fanad Peninsula is renowned. The lands benefit from a peaceful, rural setting with the open countryside views and fresh Atlantic air that make this part of Donegal so highly regarded.

Parcel E – A Particularly Attractive Opportunity

Parcel E presents a standout opportunity within the holding. The parcel is surrounded by natural stone walls and benefits from the shelter and beauty of mature trees, creating an exceptionally picturesque setting. The presence of existing wall steads offers potential for refurbishment or rebuilding; the parcel would lend itself as a site for a private dwelling, subject to the necessary planning permission being obtained. For those with a vision for a characterful rural home in a truly special setting.

Location

Springfield is situated close to the village of Tamney on the Fanad Peninsula, one of Donegal's most scenic and unspoilt regions. The area offers easy access to the rugged Atlantic coastline, Mulroy Bay, and the wider amenities of Milford and Letterkenny further to the south.

Summary:

c. 9.98 Ha / c. 24.66 Acres of agricultural land
Laid out in 3 parcels, offered for sale in one lot
Scenic Fanad Peninsula location near Tamney
Parcel E features natural stone walls and mature trees
Wall steads with potential for refurbishment/rebuilding
Attractive building site potential (subject to planning permission)

To view or make a bid, contact Brendan McGlynn & Associates Ltd or [iamsold](http://iamsold.ie),
www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.