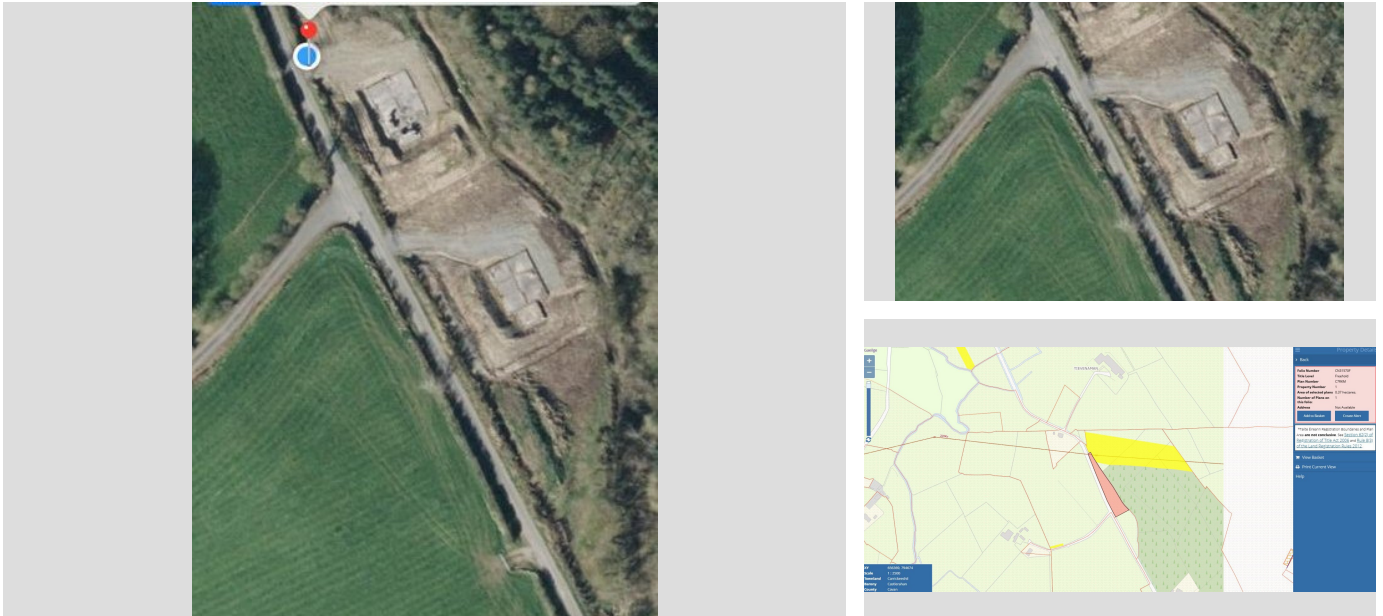


Martin Shortt Auctioneers
Cavan Street
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Meath
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Circa 0.91 Acre Site (CN31570F), Carrickeeshil, Ballyjamesduff

Starting Bid: €20,000.00



For sale by Martin Shortt Auctioneers via the [iamsold](https://www.iamsold.ie) Bidding Platform

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

Prime 0.91 Acre Site for Sale – Carrickeeshil, Ballyjamesduff, Co. Cavan.

A Unique Opportunity to Build Your Dream Home in a Peaceful Rural Setting.

Located just minutes from the vibrant town of Ballyjamesduff, this superb 0.91-acre site offers a rare opportunity to acquire a generous plot of land in the sought-after area of Carrickeeshil. Enjoy the perfect blend of countryside tranquility and convenient access to local amenities, schools, and services.

Nestled in a quiet and scenic location, this elevated site benefits from stunning views of the surrounding countryside, providing an ideal setting for a one-off residential dwelling (subject to planning permission). With excellent road frontage and easy access to the R196, this site is perfect for those looking to enjoy rural living without sacrificing connectivity.

Key Features:

0.91 acres / 0.37 hectares

Peaceful, private location with countryside views

Close proximity to Ballyjamesduff town centre (approx. 5 minutes)

Ideal for a one-off house, subject to planning permission

Mains services in the area (subject to connection)

Good road frontage and access

This is a fantastic opportunity for anyone looking to build a home in a serene and well-connected part of County Cavan. Whether you're a first-time buyer, returning emigrant, or simply seeking a change of pace, this site offers enormous potential.

TO VIEW OR MAKE A BID Contact Martin Shortt Auctioneers or [iamsold](http://iamsold.com), 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](http://iamsold.com) 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.