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## **Fully Serviced Site for 25 Units, Swellan Lower, Cavan**

### **Starting Bid: €360,000.00**



For sale 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 [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

The fully serviced site, spanning circa 3.7 acres, is located by the popular Beeches and The Elms Developments. The site is accessed via the Glenside Road (already serviced) at Swellan Lower. Previous site works allow for building to commence directly.

The development offers:

- 1 Detached two-story house
- 14 two-storey semi-detached houses
- 10 apartments

Full details of planning are available on -

<https://www.cavancoco.ie/services/planning-building/planning-permission/online-planning-search/>

Planning number 2228.

Title:  
Freehold

Zoning:  
Cavan Town and Environs Development Plan (2014-2020).

Folios: Contained within - CN18123F & CN18122F.

**SERVICES:**

We understand all mains services including electricity, sewer and water are on the site, but prospective purchasers will need to satisfy themselves in this regard.

TO VIEW OR MAKE A BID Contact iamsold, [www.iamsold.ie](http://www.iamsold.ie), 0044 28 9568 0357

## **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. IAM Sold 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.