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Shandragh, Knockans, Ballycastle, Rathlin Island

Starting Bid: £65,000.00







For Sale by Rodgers & Browne Estate Agents, Holywood 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Rare Opportunity To Aquire A Stone Built Cottage With Planning Permission For Refurbishment And Extension.
Wild & Tranquil Location On This Rugged Island Just 40 Mins From Ballycastle.
Water & Electricity Supply Close By.

ALSO OF INTEREST:
Ideal For Those Seeking Solace, Birdwatching Or Walking.
Suit Artist, Writer, Computer Programmer Or Anyone Not Wishing To Be Caught Up In The 'Rat Race'!
Area Of Outstanding Natural Beauty.

ADDITIONAL INFORMATION
Agents Perspective:
" Rathlin is an island off the coast of County Antrim, and is the northernmost point of

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Northern Ireland. Rathlin is the only inhabited offshore island in Northern Ireland, with a population of around 100 people. The reverse L-shaped island is 4 miles (6 km) from east to west, and 2.5 miles (4 km) from north to south. The highest point on the island is Slieveard, 134 metres above sea level. Rathlin is 15.5 miles (25 km) from the Mull of Kintyre and 6 miles (10km) from Ballycastle. A ferry operates from Ballycastle to the main port on the island at Church Bay and takes between 25 - 40 minutes (depending on the service and the weather).
The island is home to tens of thousands of seabirds and is designated as a Special Area of Conservation in Northern Ireland and an Area of Outstanding Natural Beauty. As a consequence construction on the island is deliberately restrcited.
Shandragh is a former herdsman's cottage and is believed to have been built in the mid 1700's. Today planning permission exists to refurbish and extend the cottage to provide a tranquil haven from which to enjoy the peace and solitude of this wild and interesting island".

DIRECTIONS
Approximatley 30 minute walk to the west from Church Bay and the harbour.

Tenure: Freehold

To view or make a bid contact: Rodgers & Browne Estate Agents, Holywood or www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before

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services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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 firms 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.