

**RODGERS
&
BROWNE**

BY AUCTION

*“Shandragh”, Knockans
Rathlin Island BT54 6RT*

offers over £65,000



The Owner's Perspective...

“Rathlin is an island off the coast of County Antrim, and is the northernmost point of 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 restricted.

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”.

THE FACTS YOU NEED TO KNOW...

Rare opportunity to acquire 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.

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.

Full planning Permission passed under reference LA01/2017/0700/F

Granted 14th May 2018 with development to take place within 5 years

LOCATION



Herdsmen's cottage



View



View



Road frontage



Road frontage

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, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

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

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.8% of the final agreed sale 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.

AUCTION LINK:

<https://www.nipropertyauction.com/properties/5fa3e0528e2c5e35372d757b3f824120.html>

Additional Information

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

TBC

VIEWING

Call on site



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