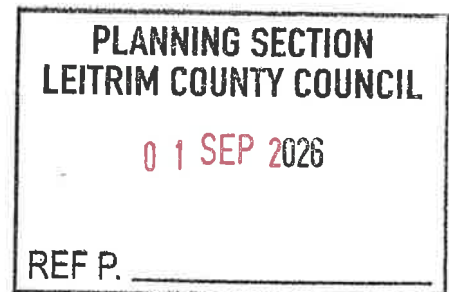


Conlan Barrett Auctioneers Limited

Auctioneers, Valuers and Estate Agents
Main St, Bundoran, Co. Donegal.
Telephone: (087) 967 0448 / (086) 820 2729
E-mail: Conlanbarrettsales@gmail.com
Website: www.myhome.ie / www.daft.ie
Est: 1974

Open Market Valuation



Property at Duncarbry, Tullaghan, Co. Leitrim, F91 YT22.
Folio No. LM6397F.

These particulars are for guidance only and do not form any part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are on the understanding that all negotiations will be conducted through this firm.

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01 SEP 2026

REF P. _____

(2)

Contd...

- d) That no account is taken of any additional bid by a prospective purchaser with a special interest and
- e) That both parties to the transaction had acted knowledgeably, prudently and without compulsion.

Title

It has been assumed the title is good and marketable and free from rights of way or easements, disputes or onerous or unusual outgoings.

Valuation:

As part of our consideration of value we have taken into account other similar properties sold in the area and listed on Property Price Register

06/02/2024	€60,000.00	DERRYLOUGHAN, TULLAGHAN, LEITRIM, F91AC86
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Valuation:

We would estimate that the said property would achieve in the region of €70, 000.00 (**Seventy thousand euros**), if placed on the open market at the present time.

Signed



Eamon Barrett
Conlan & Barrett Sales
PSPL No. 003719-008726

Dated

18/9/2024

18th September 2024

Conlan Barrett Auctioneers Limited

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Valuation Report

RE: Property at Duncarbry, Tullaghan, Co. Leitrim, F91 YT22.

Folio No. LM6397F.

As Auctioneers, Valuers and Estate Agents handling the sale of properties in Counties Donegal, Leitrim and Sligo we were asked to estimate the value of a derelict cottage at Duncarbry, Tullaghan, Co. Leitrim, F91 YT22.

Location:

The property is located at Duncarbry, Tullaghan, Co. Leitrim along the L2059 (old Tullaghan road).

Description:

Derelict 3-bedroom cottage. The property is in a very poor state of repair (See attached photo's)

Services:

Access to mains Water & electricity and sewerage.

valuation

Our valuation provides an estimate of Open Market Value, which may be defined as follows.

"Open Market Valuation" Means an opinion of the best price at which the sale of an interest in property would have been completed unconditionally for cash consideration on the date of valuation, assuming: -

- a) A Willing seller
- b) That prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and state of the market) for the proper marketing of the interest, for the agreement of the price and terms and for the completion of the sale.
- c) That the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of the valuation.