



## Viewing Checklist

### General Information:

**Address of  
Property:**


**Auctioneers  
Details:**

Contact Name:	
Contact Number:	

**Guide Price:**

--

**Additional Info:**

--

### First Impressions:

**Location:**

--

**Access:**

--

**Property:**

--

**Any Additional  
Observations:**

--



**Questions to ask/Note:**

**Aspect:**

--

**Condition:**

Walls (eg: stonework)	
Roof	
Chimney	
Damp	
Wood	
Smell	

**Are boundaries clearly defined:**

--

**Energy Rating (if applicable):**

--

**What services are available:**

Water	
Foul water	
Storm water	
ESB	
Telecom/Broadband	
Heating System	

**Reason for previous owner selling:**

--

**Previous planning applications:**

--

**Additional Info:**

--



**Points of consideration:**

**Is the property child/pet friendly?**

Rivers, streams, close to a dangerous road, enclosed boundaries, large farm nearby, neighbours nearby.

**Privacy**

Is the property overlooked or difficult to adequately screen off.

**Are there any wayleaves or rights of way on the property?**

This is something your solicitor should make you aware of. These provide legal access for others to be on your land.

**Accessibility**

To public transport, shops, pubs, schools, health care facilities, employment etc...

**Proposed Local Developments**

Ensure that there are no unsuitable developments in the planning process as you won't have a say against them. (eg: incinerators, energy plants, dumping grounds etc...)

**Notes:**