

PropertyPeople

Valuations for Local Property Tax

Ivan Connaughton M.S.C.S.I. of Connaughton Auctioneers speaking to the Roscommon People in relation to the Local Property Tax has stated "I have received extensive enquiries from home owners in relation to the Local Property Tax and overall there is confusion in relation to the method used by Revenue as a guide to the value of their house."

"The Revenue have taken electoral divisions and priced every house in these divisions at the same price re-

gardless of size, age or condition." Ivan states "I have been made aware of many situations where people have paid the Local Property Tax despite their property having in most cases a value in a lower band and in some cashed in a higher band."

Connaughton Auctioneers is advising homeowners if they are undecided as to the value of their home, to avoid interest and penalties at a future date should Revenue query the value they believe their property is worth, to con-

tact them on 090-6663700.

Ivan states "The valuation will cost €50 + vat for each property and will include a photograph. If challenged by Revenue in the future the valuation will stand up to your self assessment. We will give you two copies of the valuation. One to return to Revenue with the form and one for your own reference. Any person who requires assistance in filling out the form, we will assist same on site visit for no extra charge."

Prime residential farm on offer in Ballygar area

ERA Oates Auctioneers, Roscommon, are seeking offers in the region of €250,000 this circa 31 acre residential farm located at Abbeygrey, Ballygar, Co. Galway, four miles from the village of Ballygar and 30 miles from Galway city.

The said lands are all in grassland with a four-bedroom two-storey residence together with stables for 10 horses. The lands are located either side of the public road with a large polytunnel standing thereto.

For further information contact the office on 090-6627878 or email info@oates.ie.



Attractive Creggs property priced to sell

Located at Milford, Creggs, Co. Galway, is a spacious five-bedroom residence located on the outskirts of Creggs Village within walking distance of local school, sports grounds, shops etc.

The said property is very well maintained both inside and out with landscaped grounds, tarmac drive, stone walling to front and post fencing to rear. Inside, the residence is very well finished with five large bedrooms (master ensuite) and has a bright open plan kitchen/dining room with spacious



living room to front. This residence has been brought to the market by ERA Oates Auctioneers, Roscommon, and is priced to sell at €90,000.

For further information contact the office on 090-6627878 or email info@oates.ie.

NewsPeople

Loobinroe Windmill

HISTORIC SITES IN ROSCOMMON

A series inspired by Dysart Rural Men's Group

Loobinroe Windmill is situated over 400 feet above sea level and is the highest point in and overlooking Tisrara parish. For obvious reasons, the highest location meant that the windmill was going to be where the greatest winds were – and the most efficient – but for this windmill it was also going to be an important factor in its demise.

Windmills in Ireland became widespread during the later medieval period and mills such as the one

pictured were used much later in the eighteenth and nineteenth centuries to process grain to flour to make bread.

A person who worked in a windmill at this time was known as a miller and a 19th century census for this area shows people as having had this occupation. Today, pasture farming is predominant in the surrounding countryside but the fact that a windmill was situated here means that tillage farming was widely practised by the farming community at this time.

It was after the famine of 1845-50 that farming as we know it changed from tillage to pasture on a wider scale, resulting in the closure of many mills and, for

so many farm labourers, making emigration a necessity.

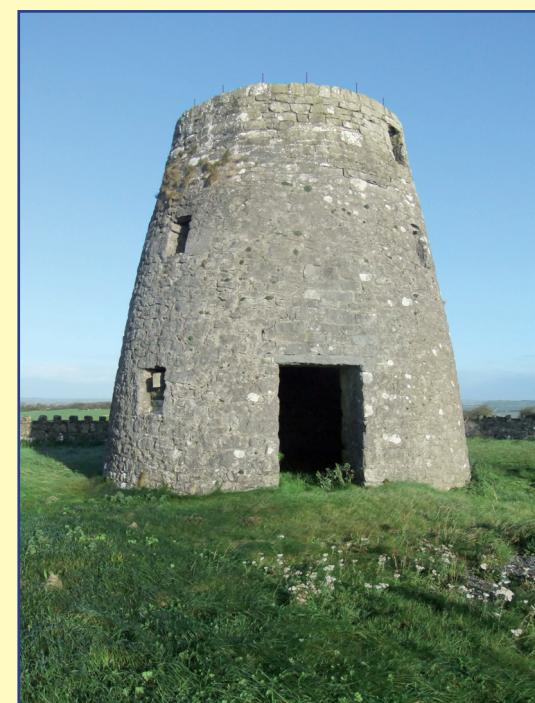
Loobinroe is different in design to many windmills dating from this period as they had a front and back entrance, but for some unknown reason a back door was never included in the original design at Loobinroe.

On the right-hand side of the entrance there is an inscription dating from 1818, and there is also a mark adjacent to the date, probably belonging to the stone mason who inscribed the stone. A number of windows are built into the structure of the windmill which, when in use, was three floors high, and reaching a height of over

32 feet. The building is conical in shape and at its base has walls over three feet thick.

If the 1818 date above is indeed the year this windmill was built, then it had a short lifespan because on the night of the 6th to the morning of the 7th January 1839, Ireland experienced one of the most devastating storms ever, and has been immortalised in folklore as the 'night of the big wind'.

Accounts of this event are numerous. On the 6th of January 1839, just as little Christmas was coming to an end, all seemed normal. Young children were enjoying the light snowfall which had covered almost all of the country, playing happily, and, like everyone



else, unaware of what was soon to unfold.

As day went towards night people knew that something was amiss. There was a snowfall but it was not cold and the voices of people could be heard many miles away. As night darkened, people feared for their lives, because, for the next eleven hours, lightning, torrential rain and gale-force winds swept across the country,

increasing in ferocity and destroying much in its path.

Ireland's population was primarily rural at this time and the majority of people lived in wattle and daub cabins with a thatched roof and as a result no match against the powers of nature. A former member of our group, Tom Kelly (R.I.P.) who had a remarkable knowledge of local history, often talked of the devastating effects

CONNAUGHTON AUCTIONEERS

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SOCIETY OF CHARTERED SURVEYORS IRELAND

M.S.C.S.I

NEW TO THE MARKET

CASTLECOOTE VILLAGE, CO. ROSCOMMON

Price Region: Offers in Excess of €100,000



Four bedroom bungalow located in Tidy Towns award winning village in Castlecoote. Boasting spacious living accommodation and magnificent views.
For further details contact the office

LANDS FOR SALE

WILLSGROVE, BALLINTUBBER, CO. ROSCOMMON

c. 23.5 acres located c. 1 mile from Ballintubber Village on the Castleplunkett Road set out in two lots.

Lot 1: c. 15.7 acres with derelict residence. Offers Excess €55,000

Lot 2: c. 7.8 acres.
Offers Excess €20,000

FINAL OFFERS BY 5PM FRIDAY 19TH APRIL

KNOCKMEANE ROSCOMMON

Prime holding of lands containing c. 14.77 acres with site potential subject to planning permission.

For further details, brochure and map contact the office.

Final offers by 5 pm Friday 19th April

LOCAL PROPERTY TAX

Connaughton Auctioneers conduct written valuations for the Local Property Tax.

The valuation will include a photograph and will guide and cover your self assessment. €50 +Vat

For further details contact Ivan Connaughton

LANDS TO LET

c. 22 acres at Cooly, Fuerty.

For further details contact the office.

NO SALE NO FEE

Thinking of selling your property, contact CONNAUGHTON AUCTIONEERS for a free quotation, no obligation.

Register your property with Connaughton Auctioneers free of charge

this night had on the local community, a vocal record passed down to him through four generations.

People were left homeless, their only shelter the lintel over the doorway, with no thatch or slate roof left intact. In the townland of Coralea in Cam parish, a one-wall ball alley was knocked, great oak trees were uprooted, farm stock were killed and Loobinroe Windmill succumbed to the powers of nature.

The year of the big wind became an important date 69 years later. In 1908 the old-age pension was introduced in Ireland and for those that could remember that fateful night, it meant they qualified for the pension. Though the payment was small, it was a help to so many families in a country depopulated decade after decade since 1850.

In 1995 a local community project was initiated to have the windmill restored with the support of Fr. Francis Beirne, PP, Four Roads, PJ Moran, Four Roads and many local stonemasons working under a local CE scheme. Today, this site has public access and if you choose to visit, a nice day is best; at 432 ft. above sea level the surrounding countryside is a scene of tranquillity.