



G/24/027

FOR SALE
LURGAN ROAD
CROSSMAGLEN
CO. ARMAGH

**VALUABLE FARMLAND EXTENDING TO APPROXIMATELY 10.8
ACRES FOR SALE**



Rare opportunity to acquire lands with good frontage to the Lurgan Road.

Guide Price – Offers around £ 135,000
Closing Date for Offers – Thursday 15th May 2025

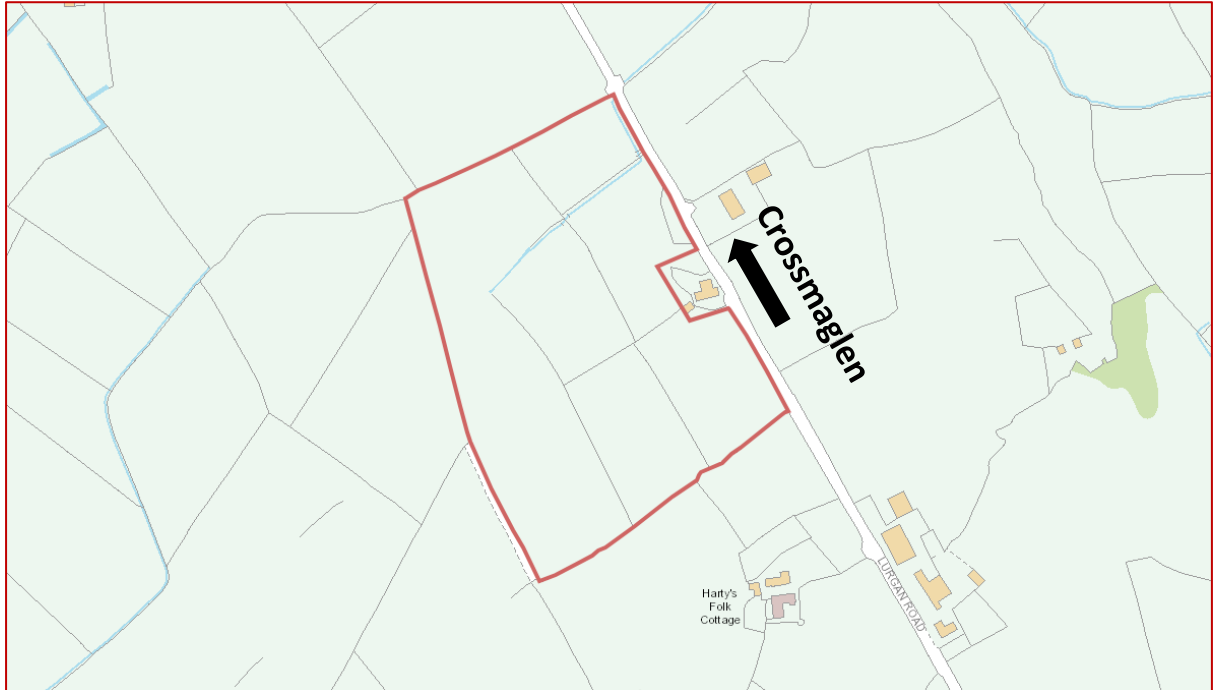
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BEST PROPERTY SERVICES (N.I.) LTD
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Also at:- *Armagh and Dundalk*

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Crossmaglen take the Newry Road, continue along for approximately 2.6 miles before turning right onto the Lurgan road, travel approximately 1.4 miles and the subject lands are located on your right.



❑ PLANNING

These lands are being offered for sale as agricultural lands and there are no applicable planning consents.

❑ WATER SUPPLY

Watercourses running throughout and along part off the western boundary.

❑ LAND REGISTRY

These fields are comprised within Folio AR144711 Co Armagh.

❑ BASIC PAYMENT SCHEME

There are no Single Farm Payment entitlements included within the sale.

❑ VACANT POSSESSION

Vacant possession of the land will be granted to the successful purchaser(s) on completion.

❑ BOUNDARIES

The new boundaries are the responsibility of the successful purchaser which are to be established along the border of the residence (49 Lurgan Road) which shall follow the lines indicated on the land registry map. A permanent non-agricultural fence with no barb wire shall be erected within 3 months of completion of the land sale.

❑ EASEMENTS

The septic tank is located adjacent to the residence (49 Lurgan Road) and a right of easement is to be retained to the septic tank.

❑ VIEWING

By inspection at any time.



❑ VENDOR'S SOLICITOR

Margaret Elliot, Elliott Trainor Partnership, 3 Downshire Road Newry BT34 1EE
Margaret.Elliott@ETPSolicitors.com

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ CLOSING DATE FOR OFFERS

Thursday 15th May 2025

❑ GUIDE PRICE

Offers around £135,000

□ LAND REGISTRY MAP

