



G/25/044

**FOR SALE**  
**SCHOOL ROAD**  
**JERRETTSPASS**  
**NEWRY**  
**CO DOWN**

**PRIME LANDS EXTENDING TO APPROXIMATELY 13.8 ACRES FOR SALE**



**An appealing opportunity to attain approximately 13.8 acres of agricultural land a short distance from the A1.**

**Guide Price: Offers Around £300,000**  
**Closing Date For Offers: Thursday 10<sup>th</sup> July 2025**

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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

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From Newry, take the A27/Tandragee Road continue along for 0.8 miles, at the roundabout take the 3<sup>rd</sup> exit, proceed for 1.1 miles before turning right onto Drumiller Road after 0.1 miles turn left on Drumiller Road, continue along for 0.8 miles before turning left onto the Glen Road, after 0.1 miles turn right onto the School Road, continue for 0.5 miles and the lands in sale are located on both sides of the road.



## ❑ LANDS

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The lands have good frontage to the School road and include one area that is accessed via a laneway, this land has the remains of an old dwelling. The remaining lands are in grass pasture and utilised in recent years for both grazing and cutting.

## ❑ AREA

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The lands extend to approximately 13.8 acres as shown on the attached Dard map.



## **❑ PLANNING**

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There are currently no planning approvals or applications for building sites on these lands.

The lands have the remains of an old dwelling and this maybe suitable for a replacement dwelling (Subject to obtaining the necessary planning consent). These old remains are located in the most Southern part of field 11 as per the Dard map attached.

## **❑ VACANT POSSESSION**

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The lands are currently let in conacre until the 1<sup>st</sup> November 2025. The new purchaser will take over the conacre rent on completion (Probably August/September 2025).

## **❑ VENDOR'S SOLICITOR**

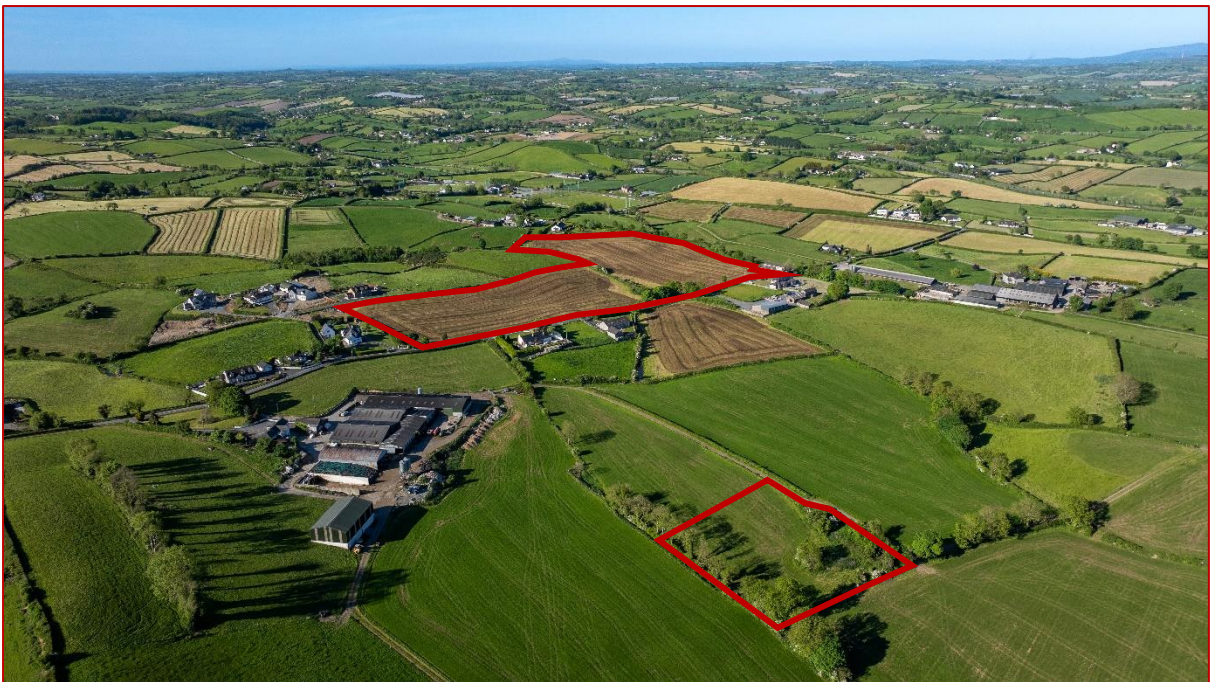
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[law@fmcintosh.co.uk](mailto:law@fmcintosh.co.uk)

## **❑ SINGLE FARM PAYMENT**

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The Single Farm Payment entitlements are not included within the sale.



## **❑ WATER SUPPLY**

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The majority of these lands benefit from a mains water supply.

## **❑ VIEWING**

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By inspection at any time.

## **❑ BOUNDARIES**

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The new buyer will be responsible for establishing a new stock proof fence along the Northern boundary of the land in sale in field 11(as per the Dard map) to fields in third party ownership.

## **❑ OFFERS**

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We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

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

## **❑ GUIDE PRICE**

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**Lot 1:** Approximately 12.4 acres (Fields 13&14 as per Dard map)  
Offers in the region of £275,000

**Lot 2:** Approximately 1.4 acres (Southern part of field 11 as Dard map)  
Offers in the region of £25,000

**Entire:** Offers In the region of £300,000

## **❑ CLOSING DATE FOR OFFERS**

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Thursday 10<sup>th</sup> July 2025

