



G/25/091

21 Lurgan Road Silverbridge BT35 9NE

**VALUABLE APPROX. 32 ACRE RESIDENTIAL FARM WITH ATTRACTIVE
FAMILY HOME FOR SALE IN ONE OR MORE LOTS**



**Rare opportunity to acquire valuable lands with a well-maintained farmhouse
on a private & generous sized site.**

Guide Price: Offers around £715,000

Closing Date for offers: Thursday 4th December 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD
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Fax: (028) 3026 5607 E-mail: land@bestpropertyservices.com
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.

❑ RESIDENCE – 21 LURGAN ROAD



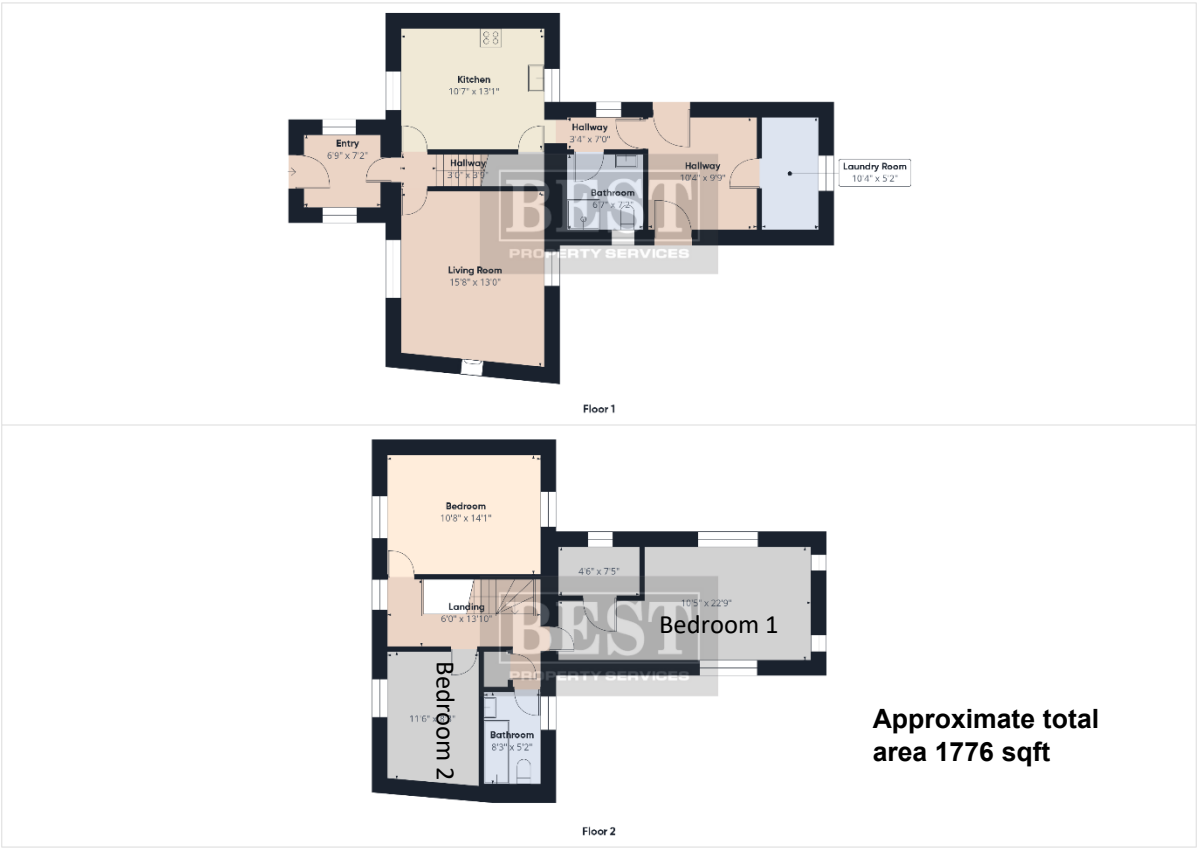
Best Property Services are delighted to introduce to the market a well-kept detached country home. Located on a elevated and private site rural setting.

The accommodation consists of a entrance porch leading you through to the living room with featured fireplace, fitted kitchen with access to the main modern fully tiled bathroom and large utility room. Upstairs the property benefits from surrounding views of the countryside, there is the main bedroom with walk in wardrobe, family bathroom, bedroom 1 with built in storage, bedroom 2 with built in storage. Outside the property boasts a spacious private garden with adequate parking alongside a large log/coal shed.

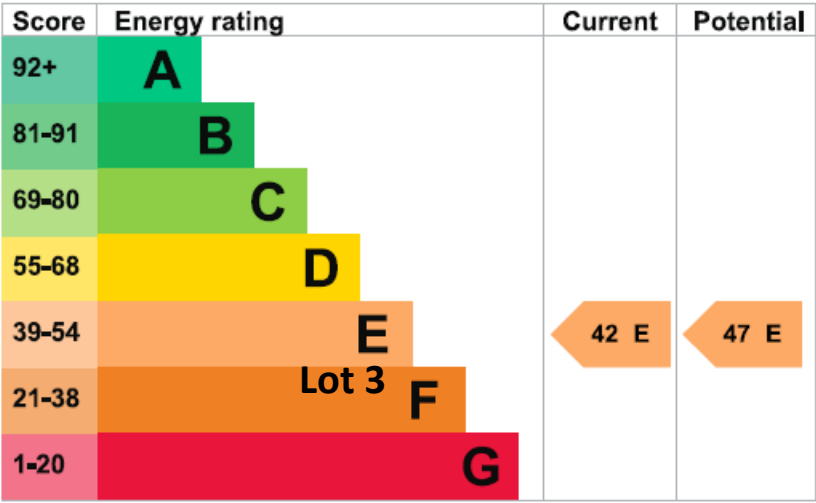




FLOOR PLAN



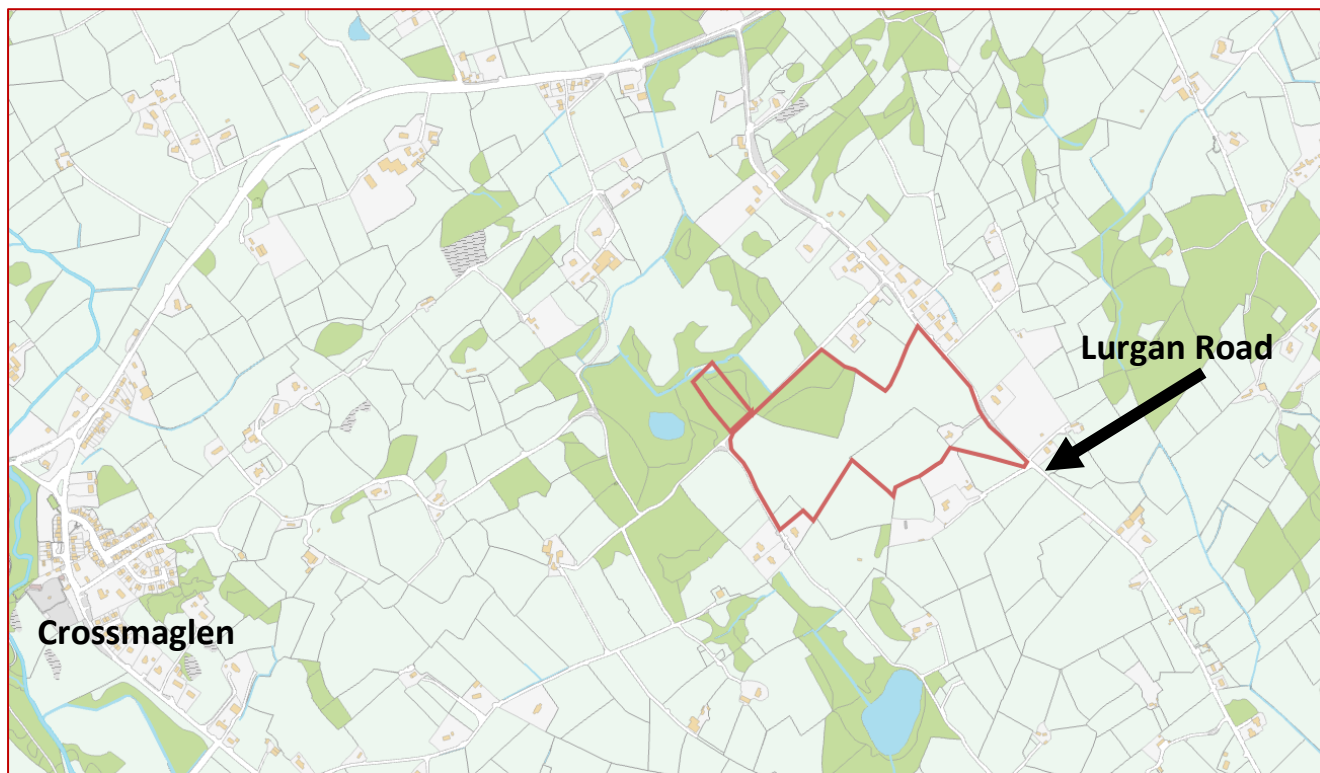
ENERGY PERFORMANCE CERTIFICATE 21 LURGAN ROAD



The graph shows this property's current and potential energy rating.

❑ LOCATION

From Crossmaglen take the Newry Road for approx. 2.6 miles before turning right onto the Lurgan Road, continue on for approx. 0.6 miles and the subject property is located on your right hand side.



❑ LAND REGISTRY

The lands in sale are comprised within folio 19853, 19925 2 pts, 19925 pt2 & 19927 Co. Armagh

❑ AREA

The area including the residence extends to approximately 32.2 acres as shown on the attached spatial map.

❑ PLANNING

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

Intending purchasers are advised to seek independent planning advice, if necessary, before placing an offer with the agent.

❑ VACANT POSSESSION

Vacant possession will be granted on completion of the sale.

❑ SINGLE FARM PAYMENTS

There are no SFP entitlements available with the sale of these lands.

❑ WATER SUPPLY

Part of the current water supply is coming off a domestic supply. The new owner would be expected to apply to NI Water to put in their own supply. In the event of the lands being sold in separate lots.

❑ VENDOR'S SOLICITOR

Michael Grant Campbell & Grant 17 Sugar Island Newry BT35 6HT
michael@campbellandgrant.com

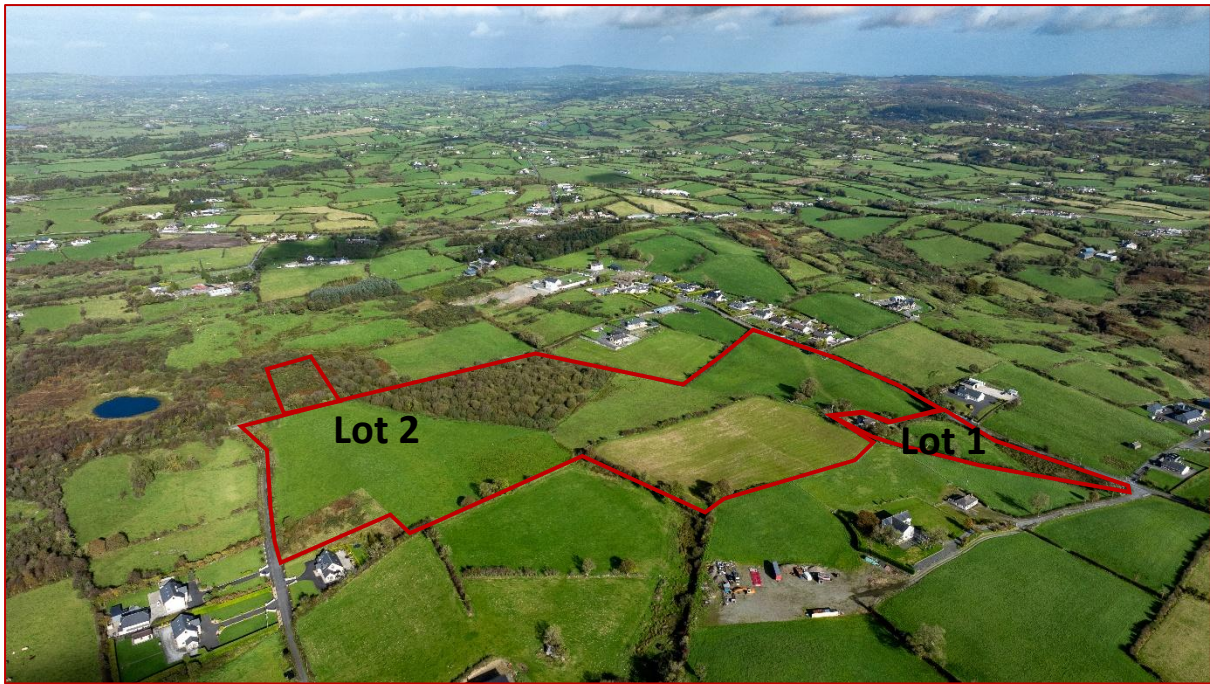
❑ LOTS

In the event that interested parties prefer to acquire part of the property not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached copy Dard and spatial maps.

❑ 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.



❑ VIEWING

House and yard
Lands

By appointment only with selling agent
By inspection at any time

❑ GUIDE PRICE

Lot 1- Residence on approximately 2.3 acres
Offers around £280,000

Lot 2- Agricultural lands extending to approx. 29.9 acres
Offers around £435,000

Entire- Offers around £715,000

❑ CLOSING DATE FOR OFFERS

Thursday 4th December 2025

DARD MAP



❑ SPATIAL MAP

Field Numbers as per the Dard Map

