



G/25/111

**FOR SALE  
CARGIE ROAD  
CULLYHANNA  
CO. ARMAGH**

**VALUABLE FARMLAND EXTENDING TO APPROX. 3.4 ACRES FOR SALE IN 1  
OR 2 LOTS.**



**An exciting opportunity to acquire approximately 3.4 acres of agricultural land.**

**Guide Price:- Offers around £65,000**

**Closing Date For Offers:- Thursday 7<sup>th</sup> May 2026**

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**(028) 302 66811**  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

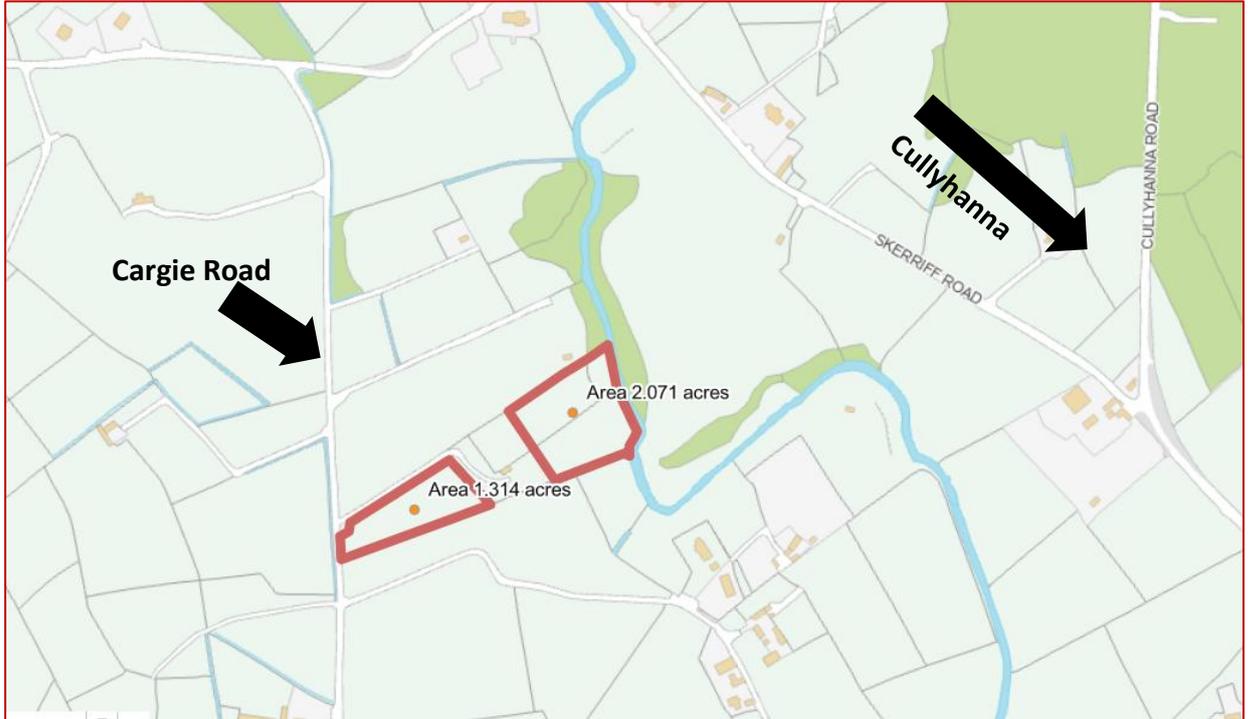
**BESTPROPERTYSERVICES (NI) LTD**  
108 Hill Street, Newry, Co Down,  
BT34 1BT  
e-mail – [info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)

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 Cullyhanna head South West on the Sheetrim Road, keep right for approximately 0.7 miles before turning right onto the Cargie Road, proceed for approximately 1.1 miles and the lands in sale are located on your right hand side.



## ❑ PLANNING

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The vendor is retaining the building site between the lands that are in sale. There are currently no planning approvals or applications for building sites on these lands.

Intending purchasers are advised to have their own architect provide independent planning advice if necessary.

## ❑ AREA

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The overall area extends to approximately 3.4 acres.

## ❑ ACCESS

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The purchaser (s) will have the benefit of a right of access over the laneway 6m wide as indicated in yellow on the location map attached.

## ❑ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENTS)

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The SFP entitlements are not included within the sale.

## **❑ BOUNDARIES**

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The successful purchaser will be responsible for establishing a new stock proof fence from lands being retained by the vendor. See location map below.

## **❑ VACANT POSSESSION**

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

## **❑ WATER SUPPLY**

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The Cullyhanna river borders these lands on the Northeast. However, the successful purchaser (s) will be responsible for establishing their own mains water supply at their own expense if required.

## **❑ OFFERS**

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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.



## **❑ VENDOR'S SOLICITOR**

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Tara Walsh, 5-6 Sandy Street Newry Co. Down BT34 1EN  
reception@tarawalshsolicitors.co.uk

## **❑ LAND REGISTRY**

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The lands in sale are comprised within part of folio 11686 Co. Armagh.

## **❑ VIEWING**

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By inspection on site at any time.

## **❑ GUIDE PRICE**

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Offers Around £65,000

## **❑ CLOSING DATE FOR OFFERS**

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Thursday 5<sup>th</sup> May 2026

# Contact

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□ LOCATION MAP

