



G/22/076

**FOR SALE  
AUGHANDUFF ROAD  
MULLAGHBAWN**

**VALUABLE LANDS EXTENDING TO APPROX. 5.7 ACRES  
FOR SALE**



**Guide Price – Offers around £50,000**

**Closing Date for Offers – 14<sup>th</sup> October 2022**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
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.

## **□ LOCATION**

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From Mullaghbawn, travel to the end of Tullymacrieve Road, turn left onto main Newry Road. Travel approx 1 mile and turn right onto Aughanduff Road. Travel approx. 2 miles and the lands are located on the left, accessed via a shared laneway.



## **□ AREA**

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The area extends to approximately 5.7 acres.

## **□ SFP**

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Single Farm Payment Entitlements are not available with the sale.

## **□ VACANT POSSESSION**

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Vacant possession will be granted to the successful purchaser at completion.

## **❑ 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.

## **❑ VIEWING**

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By inspection at any time.



## **❑ VENDOR'S SOLICITOR**

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Gerard Trainor, The Elliott Trainor Partnership Solicitors, 3 Downshire Road, Newry

**❑ LAND REGISTRY**

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The lands are comprised within Land Registry folio AR 88581 Co. Armagh

**❑ CLOSING DATE FOR OFFERS**

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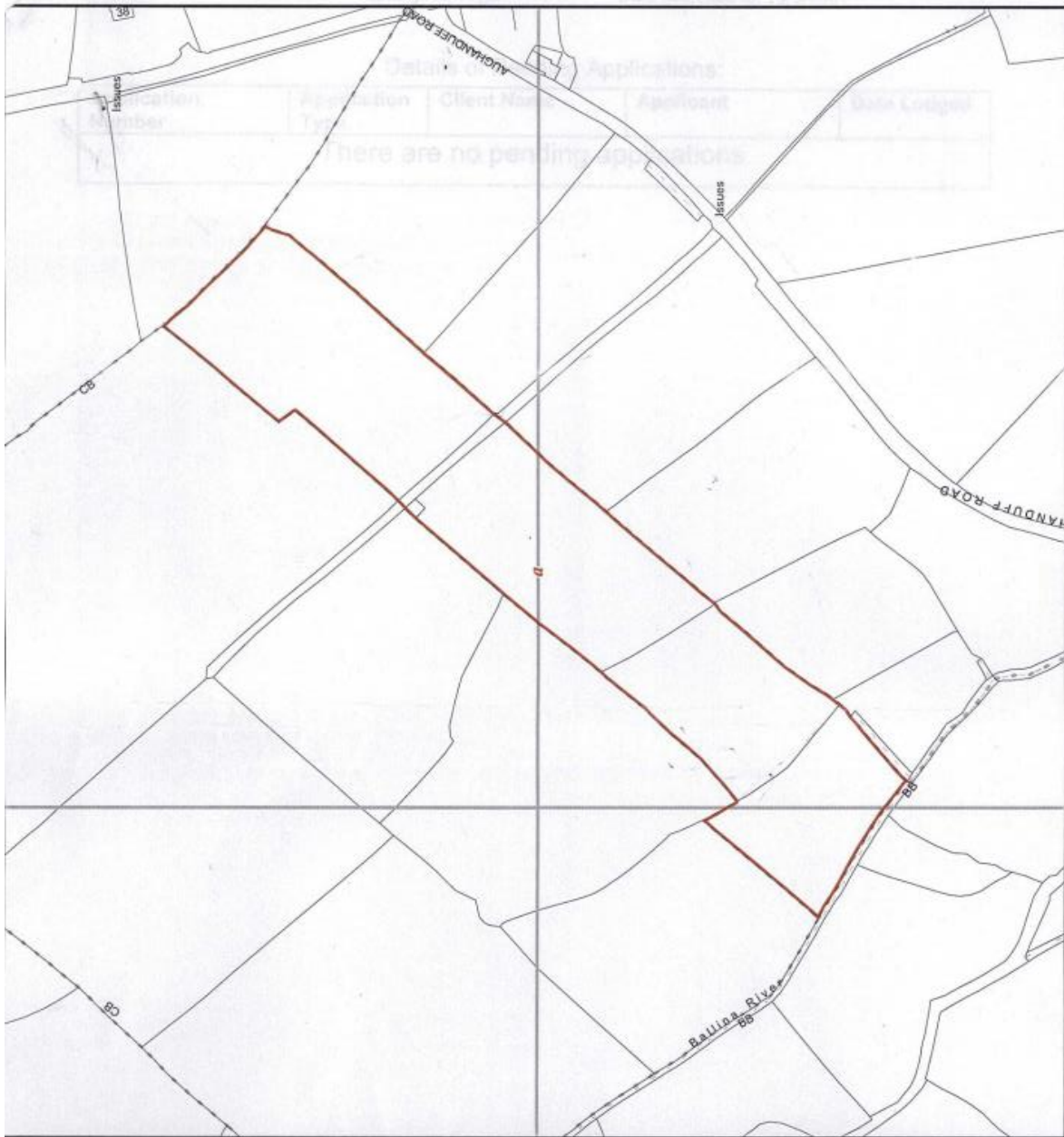
14<sup>th</sup> October 2022

**❑ GUIDE PRICE**

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Offers around £50,000

# LAND REGISTRY MAP



Land & Property Services  
Seirbhís Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 17 May 2021  
County: Armagh  
Folio: AR88581  
Scale: 1:2500  
Our Ref: 2021/398040  
Your Ref: GT.AD.PROB QUIN 102.2  
Map Ref(s): 26510SW, 26510SE, 26514NW, 26514NE  
Sheet 1 of 1

Key to folio labels:  
**a - AR88581**

This map is for location purposes only. Plans 44(1) of the Land Registration Rules (hereinafter "Rules") as amended by paragraph 15 of the Schedule to the Amendment Rules 2005, from time to time in force, and (Section 6) of the Land Registration Act (hereinafter "Act") 1925, the provisions of the Land Registration Act 1963, and any other provisions of the Act or any other Act, shall apply to the registration of land. The map has been prepared using the most recent Land Registry map available for the area. Any future Deed map will be available for purchase from the Land Registry. The map is not a substitute for a Deed map. N.B. Folio boundaries are not coordinate (unless so indicated on the folio). See 56A of the Land Registration Act 1925. Where there is any doubt concerning boundaries, the original instrument or Deed should be referred to.

This copy map shows the location of the land comprised in the folio listed above.



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