



LANDS EXTENDING TO 21.10 ACRES (8.54 HA)

BALLYTRUSTAN ROAD, DOWNPATRICK, BT30 7AQ

AGRICULTURAL LAND WITH OUTLINE PLANNING PERMISSION





For Indicative Purposes Only.

LANDS AT BALLYTRUSTAN ROAD, DOWNPATRICK

AGRICULTURAL LAND FOR SALE

Downpatrick 7km, Ardglass 8km, Strangford 9km, Newcastle 26km, Kilkeel 46km (all distances approximate)

Lands Extending to About 21.10 acres (8.54ha) in Total

Outline Planning Permission Granted for a Replacement Dwelling & Garage (Ref: LA07/2021/1857/0)

Available as a Whole or in 2 Separate Lots

For sale by way of Private Treaty



Savills Belfast
2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+ (0) 28 9026 7820
belfast@savills.ie



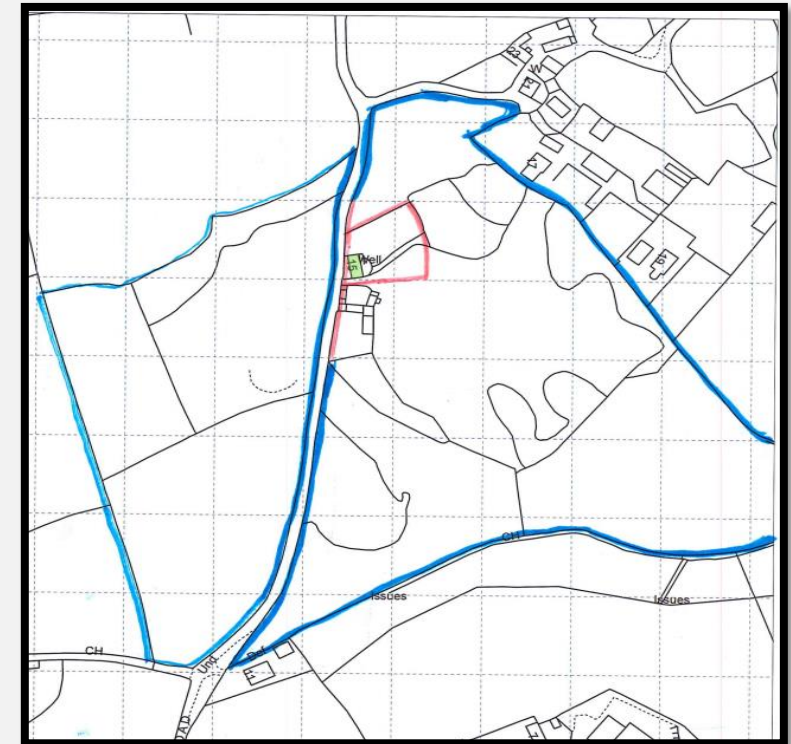
LOCATION & DESCRIPTION

The land is located approximately 4 miles east of Downpatrick with excellent frontage onto the Ballytrustan Road. The area has a reputation for productive, high quality farmland at low altitude and has a well-developed agricultural infrastructure, including several agricultural machinery merchants.

The subject property extends to approximately 21.10 acres (8.54 hectares) of agricultural land suitable for grazing. A farm map can be provided upon request.

The lands also benefits from recent outline planning permission for a replacement dwelling and garage under planning reference LA07/2021/1857/O, to be located to the rear of the existing dwelling as shown on the accompanying plans outlined in red. All relevant planning documents can be made available upon request.

Plots of this size have proved popular in recent times so early viewing is recommended.



For Indicative Purposes Only.

SALES DETAILS

The property is being offered as a whole or in 2 lots as follows:

Lot 1: Site with OPP and 13.60 acres (5.50 ha) to the East of Ballytrustan Road - £170,000 (One Hundred & Seventy Thousand Pounds).

Lot 2: 7.50 acres (3.04 ha) of land to the West of Ballytrustan Road - £50,000 (Fifty Thousand Pounds).

Whole: Site with OPP and 21.10 acres (8.54 ha) of land - £220,000 (Two-Hundred & Twenty Thousand Pounds).

Viewings

Strictly by appointment with the selling agents:
Savills
2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX.
+44 (0) 28 9026 7820
belfast@savills.ie

Title

We understand that the property is held freehold

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Offers

Offers may be submitted to the selling agents, Megan Houston (megan.houston@savills.ie) or Alex Pelan (alex.pelan@savills.ie).

Sale Details

We are instructed to seek offers in excess of £220,000 (Two Hundred & Twenty Thousand Pounds) for our clients freehold interest, exclusive of VAT.

Closing Date

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

VAT

All prices, outgoing and rentals are exclusive of, but be liable to Value Added Tax

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, The latter shall prevail.



Further information/viewings

Savills Belfast

16/24 Waring Street
Belfast, BT1 2DX
+44 (0) 28 9026 7820

Megan Houston

+44 (0) 28 9026 7826
Megan.Houston@savills.ie

Alex Pelan

+44 (0) 28 9026 7829
Alex.Pelan@savills.ie