



G/22/101

FOR SALE
9 MAGHABERRY ROAD
MOIRA
CRAIGAVON
BT67 0ND

**FORMER DWELLING ON APPROX. 3.70 ACRES OF
AGRICULTURAL LAND FOR SALE AS ONE OR TWO LOTS**



**Rare opportunity to acquire a small holding with unspoilt views
of the surrounding countryside, including the Mourne
Mountains, Carlingford Mountains and Belfast Mountains, whilst
in close proximity to Maghaberry and a short distance from M1
Motorway.**

Guide Price: Offers Around £160,000
Closing Date For Offers: 27th January 2023

(028) 3026 6811
www.bestproperty-services.com

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

From the M1 Moira roundabout travel North towards Antrim on Glenavy Road (A26) for approximately 1 mile, take the 3rd road on the right, Maghaberry Road and travel approx. 0.5 miles and the subject property is located on the right hand side.

From Maghaberry travel a short distance on Maghaberry Road towards the Airport Road and the subject property is located on the left hand side.

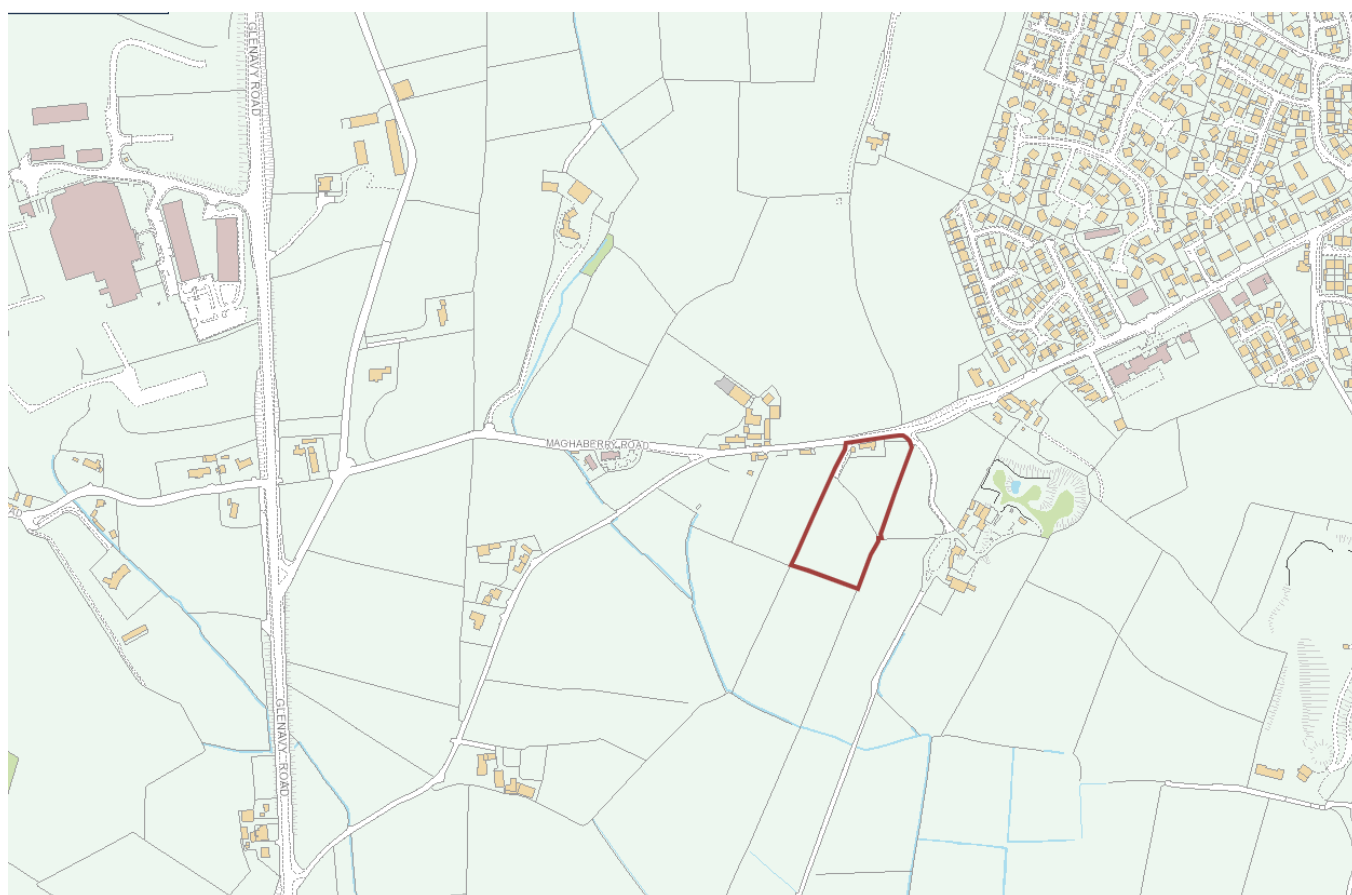
Moira - 2 miles

Belfast – 15 miles

Lisburn – 6 miles

M1 Motorway – 1.5 miles

Belfast International Airport – 16 miles



❑ AREA

The lands extend to approximately 3.70 acres as shown on the attached map.

❑ 9 MAGHABERRY ROAD



The dwelling is of a traditional stone build and is in need of significant modernisation.

We are not aware of any planning applications, the former dwelling may have potential for a replacement dwelling. (Subject to obtaining the necessary planning consent).

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

Accommodation comprises of: -

Ground Floor -

Kitchen	3.68m X 3.33m
Living Room	3.14m X 3.95m
Sitting Room	3.65m X 4.41m
Bedroom 1	2.82m X 3.14m
Bedroom 2	4.50 X 3.10m
Bathroom	3.11m X 2.60m

❑ VACANT POSSESSION

Vacant possession of the Lands will be granted to the successful purchaser(s).

❑ VENDOR'S SOLICITOR

Gallery & Campbell Solicitors, 48a Church Place Lurgan, Co.Armagh, BT66 6HD.

❑ VIEWING

By inspection at any time.

Internal viewing :- By appointment with selling agent.



❑ OFFERS

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

Offers In the region of £160,000

❑ CLOSING DATE FOR OFFERS

27th January 2023



MAP (FOR IDENTIFICATION ONLY)

