



G/23/038

FOR SALE
IMDEL CROSS
RATHFRILAND
CO DOWN

FORMER DWELLING ON APPROX. 15.5 ACRES FOR SALE



**Rare opportunity to acquire potential replacement dwelling site
(subject to planning) with the benefit of approx. 15 acres in one
block**

Guide Price: Offers Around £220,000
Closing Date For Offers: 4th May 2023

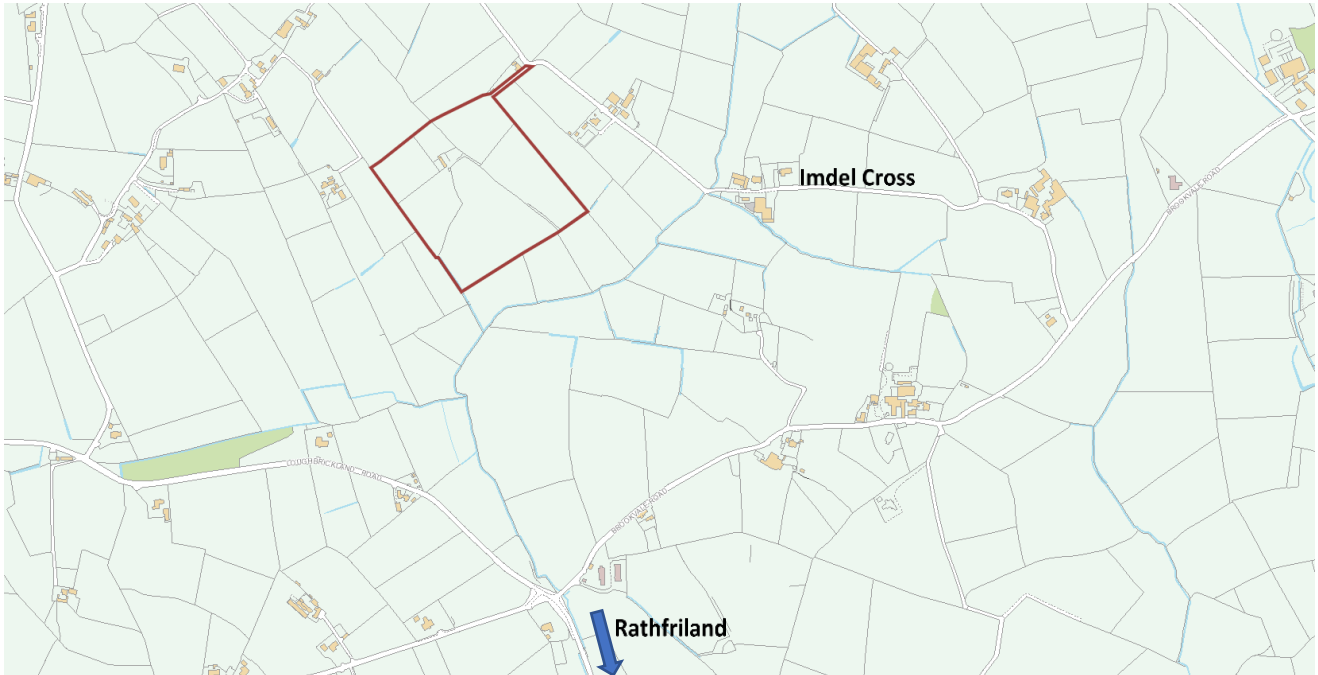
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Rathfriland travel towards Loughbrickland for approx. 2 miles, turn right onto Brookvale Road. Travel approx 0.5 miles and turn left onto Imdel Cross. The subject lands are located approx. 0.9 miles along Imdel Cross down a lane on the left handside.



❑ AREA

The lands extend to approximately 15.5 acres as shown on the attached DAERA map.

❑ VACANT POSSESSION

The provisional completion date for these lands is 30th June 2023. The new owner will take over the existing conacre letting arrangement and obtain four months rent from the current tenant by 1st November 2023, at which date they will have vacant possession.

❑ VENDOR'S SOLICITOR

Elaine McCullough, Fisher & Fisher Solicitors, Newry Street, Rathfriland

❑ PLANNING

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.



❑ SINGLE FARM PAYMENT

The Single Farm Payment entitlements are not included within the sale.

❑ VIEWING

By inspection at any time.

❑ 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 £220,000

❑ CLOSING DATE FOR OFFERS

Thursday 4th May 2023

MAP (FOR IDENTIFICATION ONLY)

