



G/23/030

**FOR SALE
MULLALELISH ROAD
PORTADOWN
ARMAGH**

**VALUABLE LANDS EXTENDING TO APPROX. 28 ACRES
FOR SALE AS ONE OR MORE LOTS**



These lands lie on both sides of the Mullalelish Road, approx. 3/4 mile of the Derryhale Road, and include some excellent meadow grazing.

Closing Date for Offers – 15th June 2023

Guide Price – Offers around £395,000

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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 Portadown, take Armagh Road and turn left onto Derryhale Road. Drive approx. 1.35 miles and turn right onto Mullalelish Road. Drive approx. 0.75 miles and the lands are on both sides of the road.

❑ AREA

The lands are indicated on the attached copy Land Map as Fields 1 – 7.

Two items to note:

1. A dwelling in the south-west corner of Field 2 is excluded and extends to approx. 0.652 acres [hence revised area in filed 2 is 4.91 acres less 0.652, is 4.26 acres]
2. The strip of land between fields 5 and 6 on the map is 3rd party owned and forms part of the one field. The owner has agreed to sell this area which extends to approx. 1.25 acres and this area is included with the overall land acreage.

❑ LOTS

In the event that buyers preferred to acquire only one side of the road, the areas applicable are:-

North of road Fields 1 & 2 excluding site: - 8.43 acres

South of road Fields 3 – 7 incl 3rd party land: - 19.72 acres

TOTAL: - 28.15 acres



❑ SFP Entitlements

These lands have been let in conacre in recent years and no Entitlements are available in this sale.

❑ OFFERS

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.

❑ LAND REGISTRY

These lands are comprised within Folio 13745 Co. Armagh, [excluding the 0.65 acre site which comprises Folio AR130984].

❑ VACANT POSSESSION

The lands are available with vacant possession at completion of sale and are not let in conacre until November.

❑ VENDOR'S SOLICITOR

David Blair. Blair & Hanna Solicitors, Armagh. 028 3752 2385.

❑ VIEWING

By inspection on site.

❑ GUIDE PRICE

Offers around £395,000

❑ CLOSING DATE FOR OFFERS

15th June 2023

DAERA MAP

