



G/23/039

FOR SALE
26 OLD ROAD
POYNTZPASS
CO. DOWN

**RESIDENTIAL FARM EXTENDING TO APPROX. 28 ACRES FOR
SALE AS ONE OR MORE LOTS**



**Well located 2 bed bungalow on approx. 28 acres of agricultural land with
the benefit of a former mill which may be suitable for a replacement or
redevelopment subject to obtaining the necessary consents.**

Guide Price: Offers Around:- £560,000 – entire

Closing date for offers:- 19th May 2023

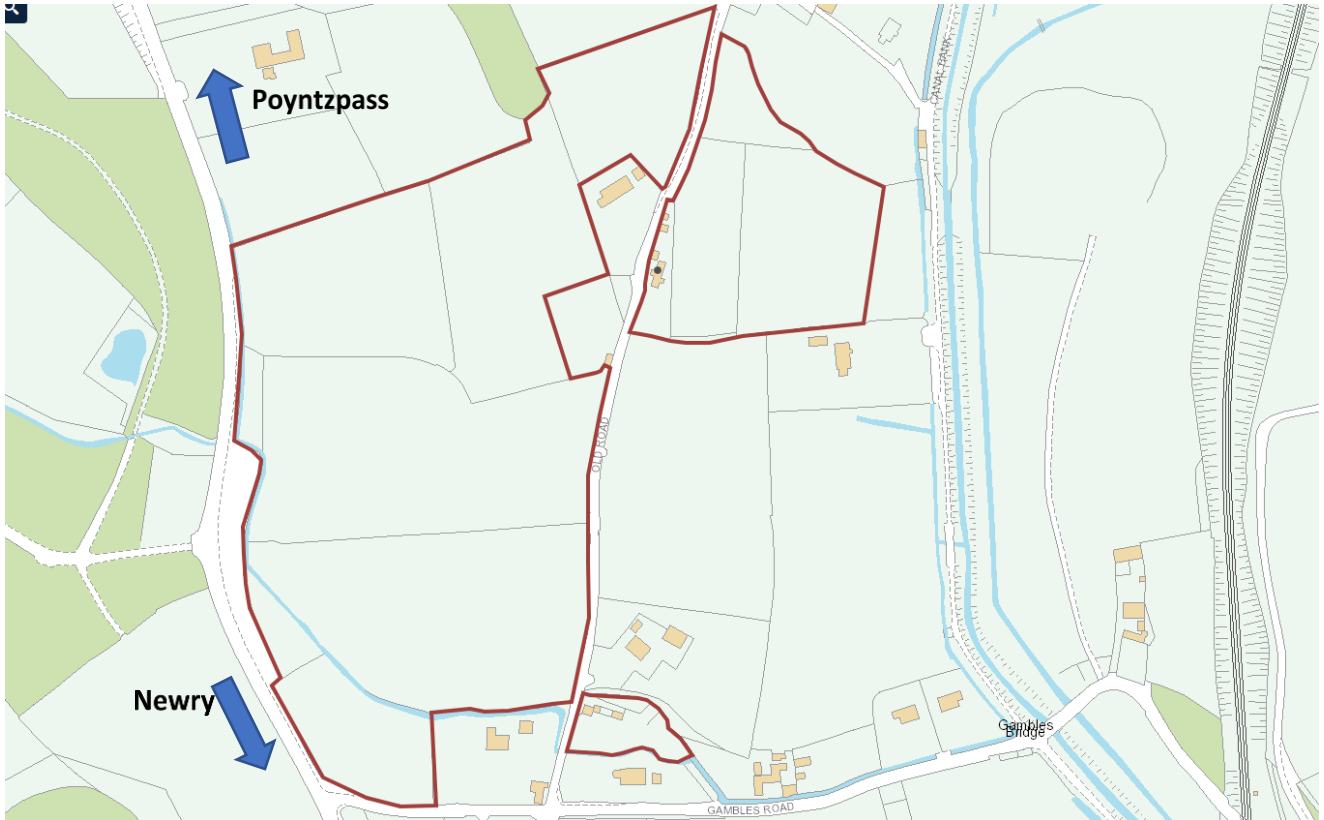
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Also at:- Armagh and Dundalk

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 Poyntzpass travel approx 2 miles towards Newry, turn left onto Dromantine Hill, take the first road on the left, Old Road, and the subject property is located a short distance along on the left and right handside of the road.



❑ LAND REGISTRY

These lands are comprised within the following Land Registry Folios: 2782 and 2715 Co. Armagh.

❑ VACANT POSSESSION

Vacant possession of the land will be granted to the successful purchaser(s) on completion.

❑ FARMHOUSE – 26 OLD ROAD, POYNZTPASS



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: - Kitchen, dining area, 2 bedrooms and bathroom



❑ FORMER MILL BUILDING ON APPROX. 0.6 ACRES

We are not aware of any planning applications, the former mill may have potential for redevelopment. (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.



❑ AGRICULTURAL LAND

The agricultural land extends to approx. 28 acres as shown on the attached map.



❑ VENDOR'S SOLICITOR

Michael Gillen, Gillen & Co. Solicitors, 3 Old Kenlis Street, Banbridge [Tel:- 40626639](tel:40626639)

❑ SINGLE FARM PAYMENT

Single farm payment entitlements are not available within the sale.

❑ 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

Lot 1:- 26 Old Road, Poyntzpass on approx.4.8 acres of agricultural land

Offers around:- £140,000

Lot 2:- Approx. 23.4 acres of agricultural land

Offers around:- £385,000

Lot 3:- Former Mill on approx 0.6 acres

Offers around:- £35,000

Entire: Offers around:- £560,000

❑ FARM MAP (for identification purposes only)

