



G/23/062

FOR SALE
50 CRANNY ROAD
BLEARY
PORTADOWN
BT63 5SP

**RESIDENTIAL FARM EXTENDING TO APPROX. 33.24 ACRES OF
AGRICULTURAL LAND FOR SALE AS ONE OR TWO LOTS BY
PUBLIC AUCTION**



**Seldom does such a property become available within this
area within close proximity of Portadown and Craigavon.**

Guide Price: Offers Around £575,000

**Date of Public Auction:- 26th July 2023 at 12 noon at Best
Property Services, 108 Hill Street, Newry**

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

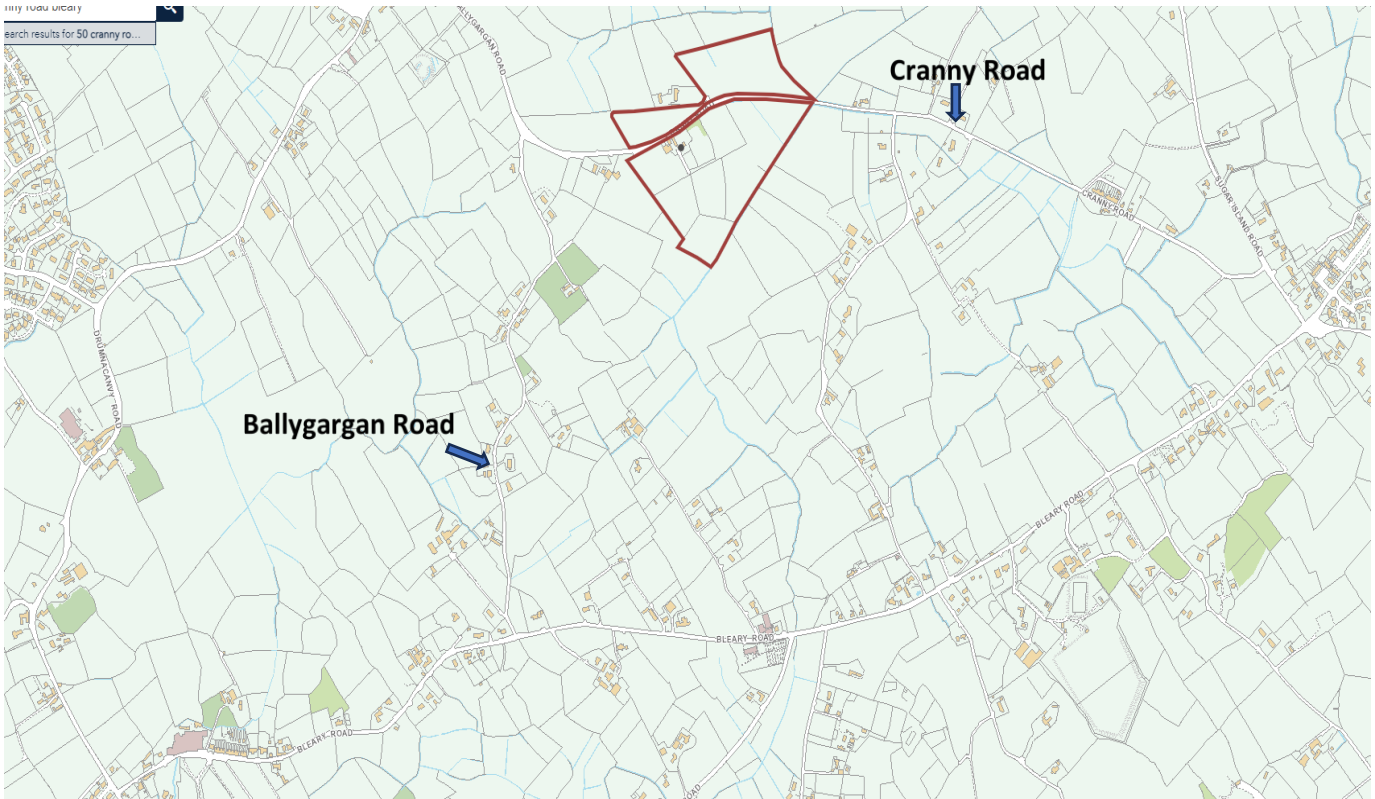
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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 Portadown take the Gilford Road and travel to the roundabout at junction of Mullahead Road (B2) and Drumnacanvy Road. Turn left onto Drumnacanvy Road and then take the 3rd road on the right onto Bleary road. Take first road on the left off Bleary Road onto Ballygargan Road and travel to the Cranny Road on the right. No. 50 is the first dwelling set back from the Cranny Road on the right.



❑ AREA

The lands extend to approximately 33.24 acres as shown on the attached DARD map. (Fields 1-12)



❑ 50 CRANNY ROAD, BLEARY, PORTADOWN



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

This dwelling is NOT mortgageable in its current condition.

Furthermore the current residence may have potential for a replacement dwelling site. (Subject to Planning Consent). The agents are not aware of any previous planning applications made in respect of this.

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

Accommodation comprises of: - Kitchen, reception room, w/c, bathroom, 3 bedrooms.

❑ PLANNING

Outline Planning Consent for one dwelling had been approved “37 metres west of No 50 Cranny Road” under Planning Reference LA08/2015/0699/O on 3rd February 2016 in part of Field No 9 with frontage to Cranny Road which expired.

A renewal application LA08/2019/0172/O dated 1st February 2019 was made however this application was refused on 12th September 2022.

Intending purchasers are advised to seek independent planning advice if necessary.

❑ VACANT POSSESSION

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

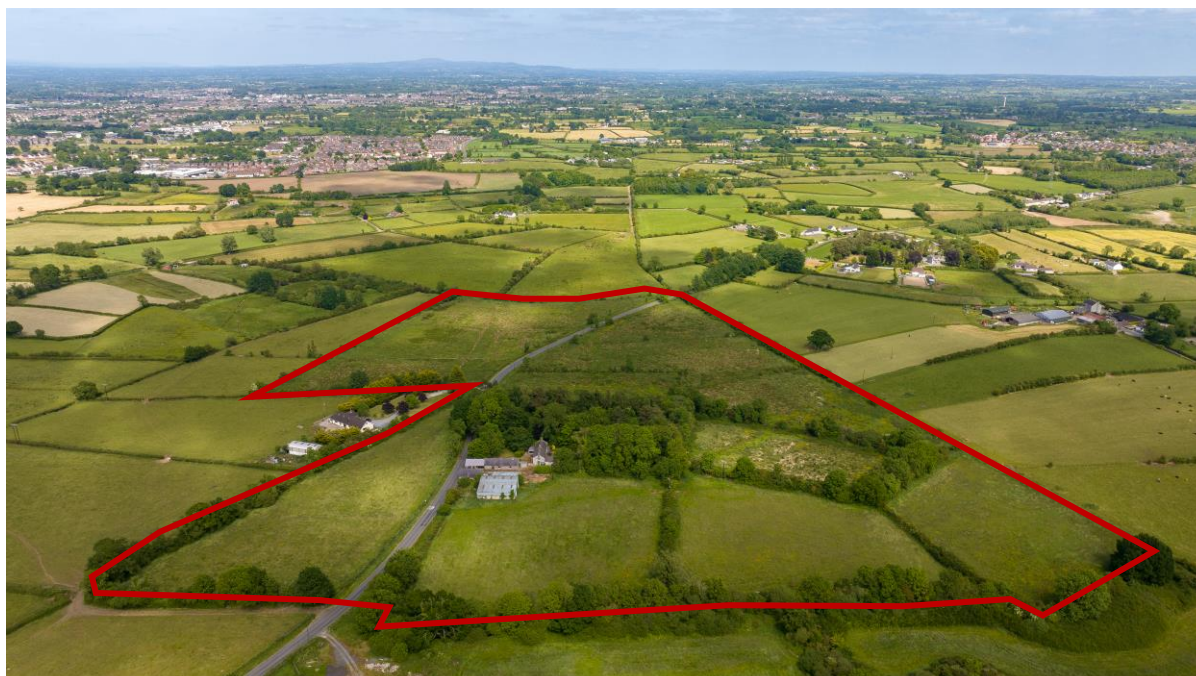
❑ VENDOR'S SOLICITOR

Barbara Cumming, Walker McDonald Solicitors, 2-6 Edward Street, Portadown
[Tel:- 38331086](tel:38331086)

❑ VIEWING

Lands:- By inspection at any time.

Farmhouse:- By appointment with the selling agent



❑ GUIDE PRICE

Lot 1 – 50 Cranny Road, Bleary, Portadown on approx 22.06 acres (Fields 3-12)
Offers in the region of £450,000

Lot 2 – Agricultural land extending to approx. 11.19 acres (Fields 1&2)
Offers in the region of £125,000

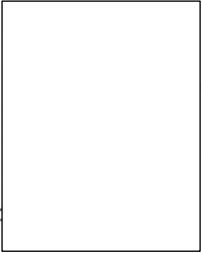
Entire - Offers In the region of £575,000

❑ PUBLIC AUCTION

26th July 2023 at 12 noon at Best Property Services, 108 Hill street, Newry

DARD MAP

Applicant: 171617 Owned



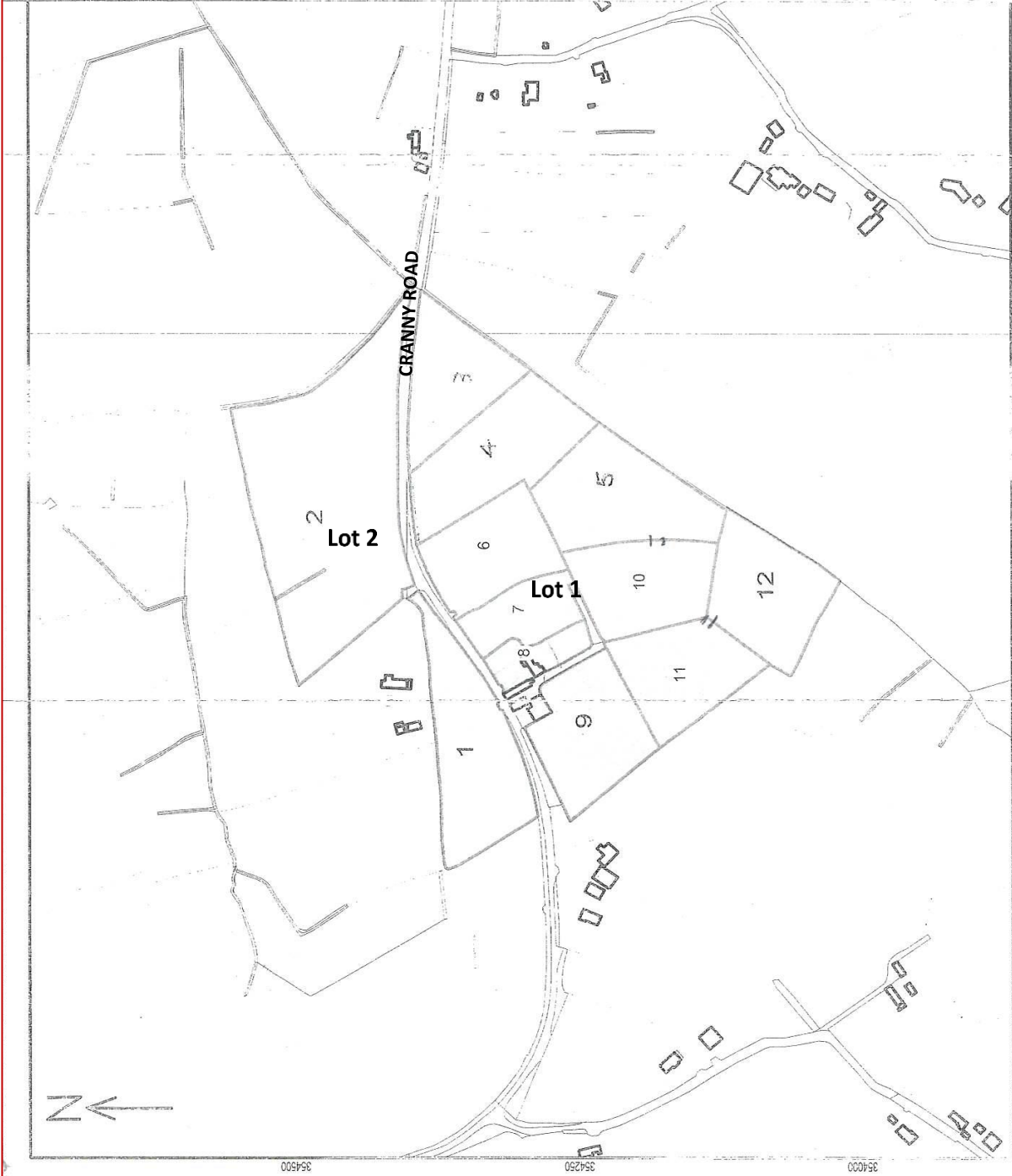
Total Area (Ha): 13.46
Grid Ref (of centre of page): 2J053542

Field Attributes

Field Attributes	Area (Ha)	Type
FSN: 2/039/002		
Field Nb.		
1	1.31	LL
2	3.22	LL
3	0.89	LL
4	1.20	LL
5	1.21	LL
6	0.90	LL
7	0.50	LL
8	0.29	LL
9	1.04	LL
10	0.94	LL
11	0.94	LL
12	1.02	LL

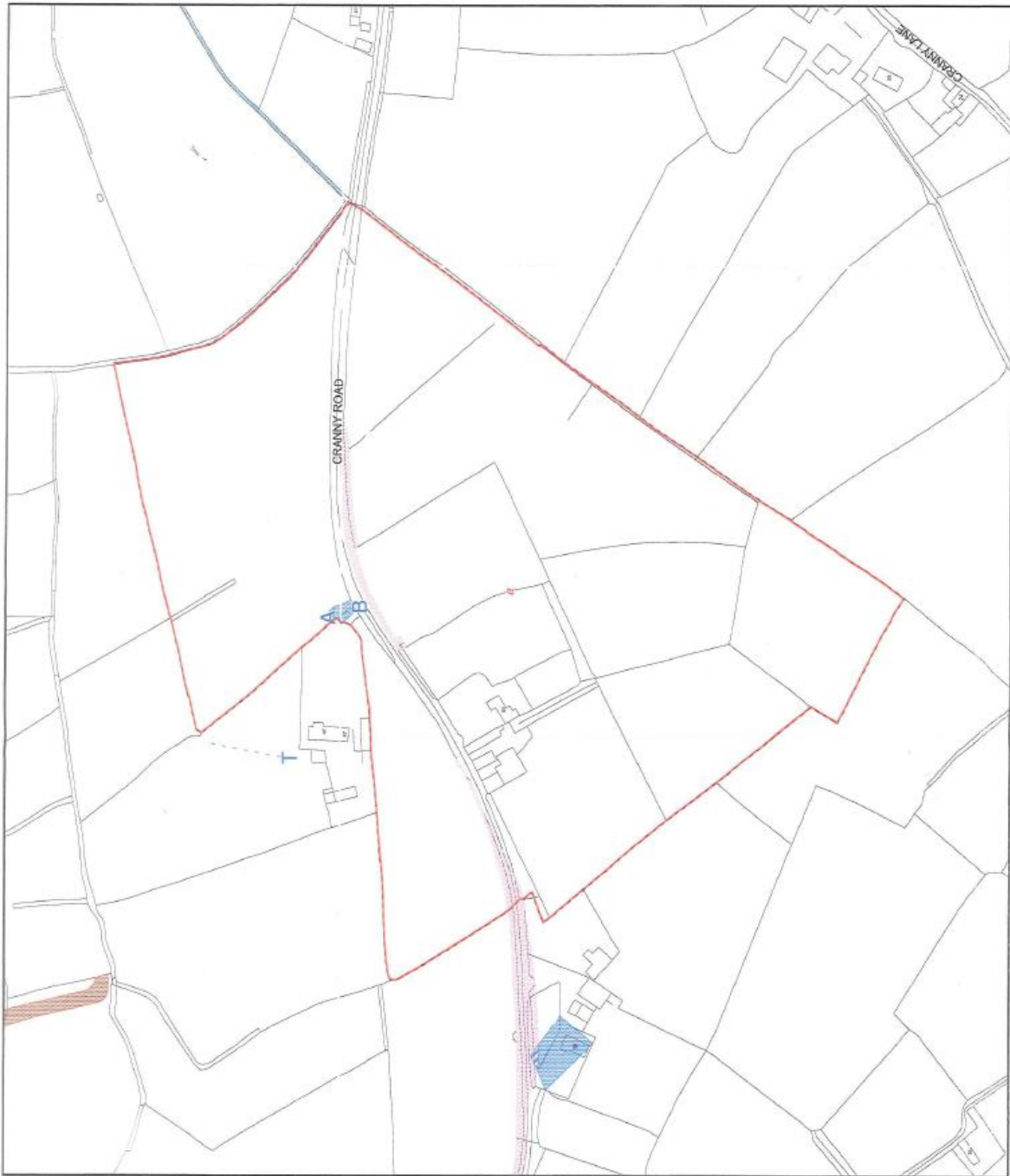
DARD maps do not convey legal ownership

Page: 1 of 1 Date: 21/02/2007



305000
305250
305500
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LAND REGISTRY MAP



Land & Property Services
 Seirbhís Tithín & Maoinne
 THE LAND REGISTRY - CLÉIFÉIRÍOIR NA CÉADÁIN

Date: 01 Jan 2023
 County: Anmigh
 Folio: 5404
 Scale: 1:2500
 Our Ref: 2023/01/003
 Your Ref: 102/16
 Map File(s): 1021ASE, 1021ASW, 20101WE,
 20102NW
 Sheet 1 of 1

Key to folio labels:
 # - 50W

May Johnston

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