



ALL OFFERS MUST BE SUBMITTED BY 12 NOON ON WEDNESDAY 26TH JULY

LANDS EXTENDING TO 24.98 ACRES (10.10 HA)

SHANES ROAD, KILLYLEAGH, BT30 9SA





Boundary for indicative purposes only.

LANDS AT SHANES ROAD

KILLYLEAGH, COUNTY DOWN, BT30 9SA

Downpatrick 8.7 km , Killyleagh 2.3 km, Strangford 19.3 km, Newcastle 28.6km, Kilkeel 50.2 km, Lisburn 31.87 km,
Dromore 32.51 km (all distances approximate)

QUALITY AGRICULTURAL LANDS EXTENDING TO ABOUT 24.98 ACRES
(10.10 HA) IN TOTAL

Laid out over 4 fields of good size and shape.

Currently laid in grass.

High quality agricultural land.

Benefits from road access & mains water.

For sale by way of Private Treaty



Savills Belfast
2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+(0)28 9026 7820
belfast@savills.ie





LOCATION

Killyleagh is a village located in County Down and lies within close proximity to the main A7 road from Belfast to Downpatrick. The land is located approximately 1.4 miles west of Killyleagh and 5.4 miles north-east of Downpatrick.

The land conveniently lies a short distance from Killinchy (6.9 miles) and Ballynahinch (10.5 miles), which offer a range of amenities. The area has a reputation for productive, high-quality farmland at low altitude and has a well-developed agricultural infrastructure, including several agricultural machinery merchants.

DESCRIPTION

The subject lands extend to a total of 24.98 acres (10.10 HA) and benefits from mains water. The productive farmland is laid out over 4 fields, with each of a generally good shape and size for modern agriculture.

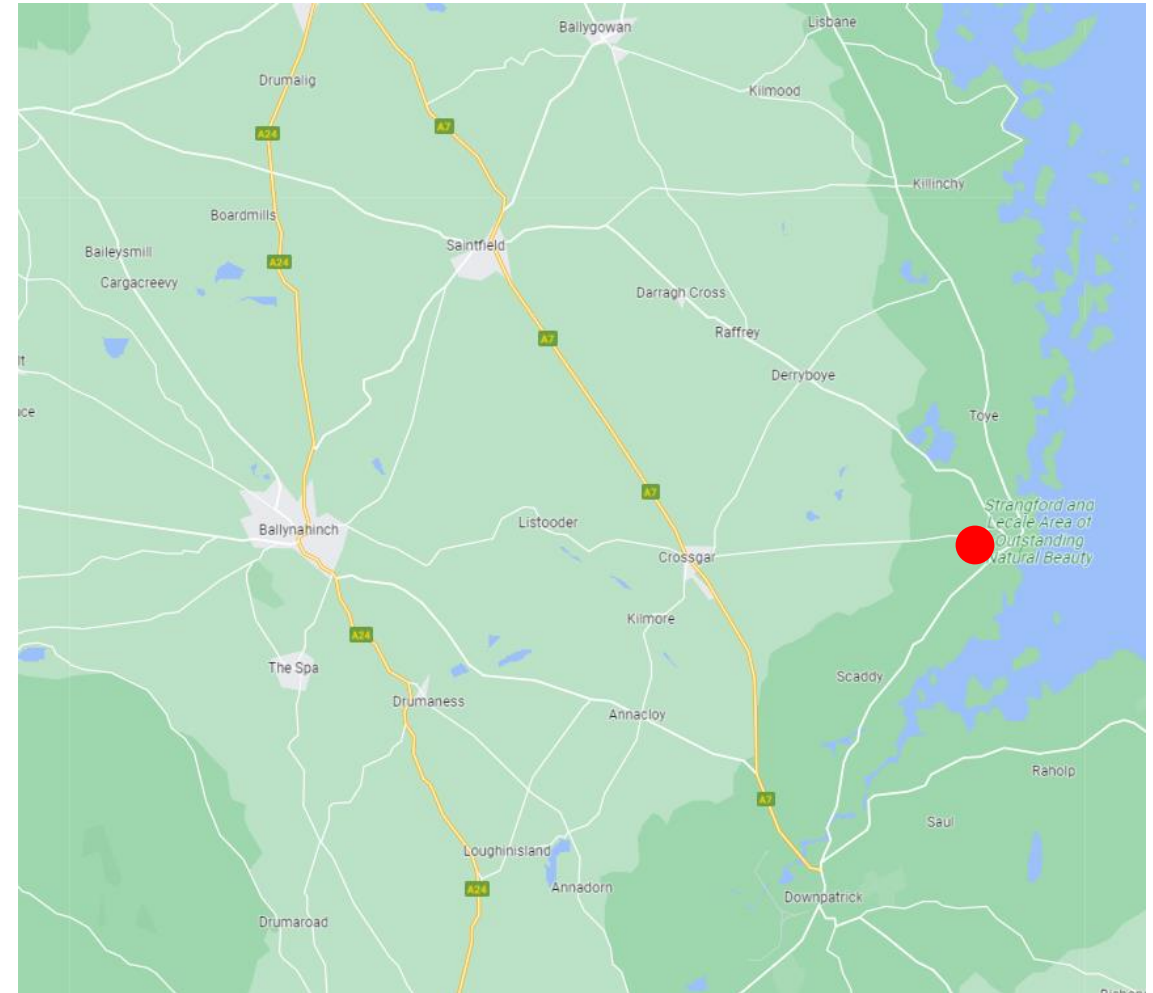
Access is provided by a laneway which is included within the boundary of the property and has no right of way.

The lands at Shanes Road are of good quality and are suitable for growing crops or grazing. The topography is a combination of level and undulating land, ranging in elevation from about 59.9 meters (173.7 feet) above sea level, and about 26.4 meters (86.5 feet) above sea level. A farm map can be provided upon request.

Plots of this size have been proven popular in recent times so early viewing is recommended.

LONGITUDE/LATITUDE

54.394383, -5.673807





GENERAL REMARKS

Viewings

Strictly by appointment with the selling agents, Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

DIRECTIONS

The postcode for the land is BT30 9SA.

SALE DETAILS

Asking Price: £330,000 (Three Hundred & Thirty Thousand Pounds Sterling).

BASIC PAYMENT SCHEME (BPS)

The Entitlements to the Basic Payment Scheme are owned by the sellers and are not included in the sale.

SERVICES

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry and possession will be by agreement.

OFFERS

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie), Megan Houston (megan.houston@savills.ie), or Alex Pelan (alex.pelan@savills.ie).

CLOSING DATE

All offers must be submitted by 12 noon on Wednesday 26th July.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SOLICITORS

O'Hare Solicitors, 37 - 41 High Street, Belfast, BT1 2AB.

LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. <https://www.legislation.gov.uk/uksi/2017/692/contents>

Brochure prepared June 2023.



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**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CONTACT:**

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