



G/23/059

**FOR SALE
PLANTATION ROAD
PORTADOWN**

**QUALITY FARMLAND EXTENDING TO APPROXIMATELY 65.45 ACRES
FOR SALE AS ONE OR MORE LOTS**



This attractive land holding is situated between Gilford (4 ½ miles) & Lurgan (5 miles) & also has frontage to the Upper Ballydugan Road.

Guide Price – Offers around £925,000

(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 Gilford take the Plantation Road towards Lurgan, travel approximately 4 ½ miles & turn left onto the Upper Ballydugan Road & the farm is on the right hand side with 4 fields fronting Plantation Road.

❑ PLANNING

There are currently no planning approvals or applications for building sites on these lands.

❑ LAND REGISTRY

This farm is comprised within part of County Armagh
Land Registry Folio 10932
Land Registry Folio 26033

❑ ACCESS

The lands are accessed from 4 fields along the Plantation road [34, 35A, 37 & 38] in addition to field 44 along the Upper Ballydugan Road. The vendors are making an application to Roads Service for an agricultural access from the road into Field 44.

❑ LANDS

These lands are relatively level and in good order, having been grazed & cut for silage by the owners over the years. The fields are of a good workable size & layout for efficient machinery operations.

❑ SFP

Single Farm Payment entitlements are not available to purchase with this land

❑ WATER SUPPLY

Whilst a water supply exists on the land, the successful purchaser is responsible for costs establishing a new connection to a new water meter.

❑ 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.

❑ VENDOR'S SOLICITOR

Catherine Dixon
James H Rodgers & Co
15 Church Street
Portadown
County Armagh BT62 3LN

Tel 028 3833 7211



❑ GUIDE PRICE

Offer around £925,000

□ DARD MAP

