

**FOR SALE
LOWER DROMORE ROAD
WARRENPOINT
CO DOWN**

VALUABLE LANDS EXTENDING TO APPROXIMATELY 8.5 ACRES



These grazing lands have access and frontage along the Lower Dromore Road, just past the Woodlands (coming from Warrenpoint) and opposite Warrenpoint Golf Course.

Within close proximity to existing housing, this land may have long term hope value attractive to buyers seeking a longer term investment.

Guide Price – Offers around £275,000

Closing Date for Offers – 26th October 2023

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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 Warrenpoint on Newry Street, turn right just before the Golf Course onto the Lower Dromore Road. Travel approximately 0.5 mile and the lands in sale are on the right hand side. The second field on the right past Woodlands and adjacent fields.



❑ AREA

The lands are gently sloping upwards from the road and extend to approximately 8.5 acres.

❑ SFP

There are no Single Farm Payment entitlements available with these lands.

❑ 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.

❑ VIEWING

By inspection on site.



❑ VENDOR'S SOLICITOR

DND Law, 1 Downshire Road, Newry.

❑ CLOSING DATE FOR OFFERS

26th October 2023

❑ GUIDE PRICE

Offers around £275,000

□ SITE MAP

