



G/23/091

FOR SALE
NEWTOWN ROAD
ROSTREVOR
CO. DOWN

**AGRICULTURAL LAND EXTENDING TO APPROX. 62.67 ACRES
FOR SALE AS ONE OR MORE LOTS**



A rare opportunity to acquire a sizeable block of agricultural land extending to approx. 62.67 acres a short distance from Rostrevor.

Guide Price: Offers Around: £965,000
Closing Date for Offers: 22nd November 2023

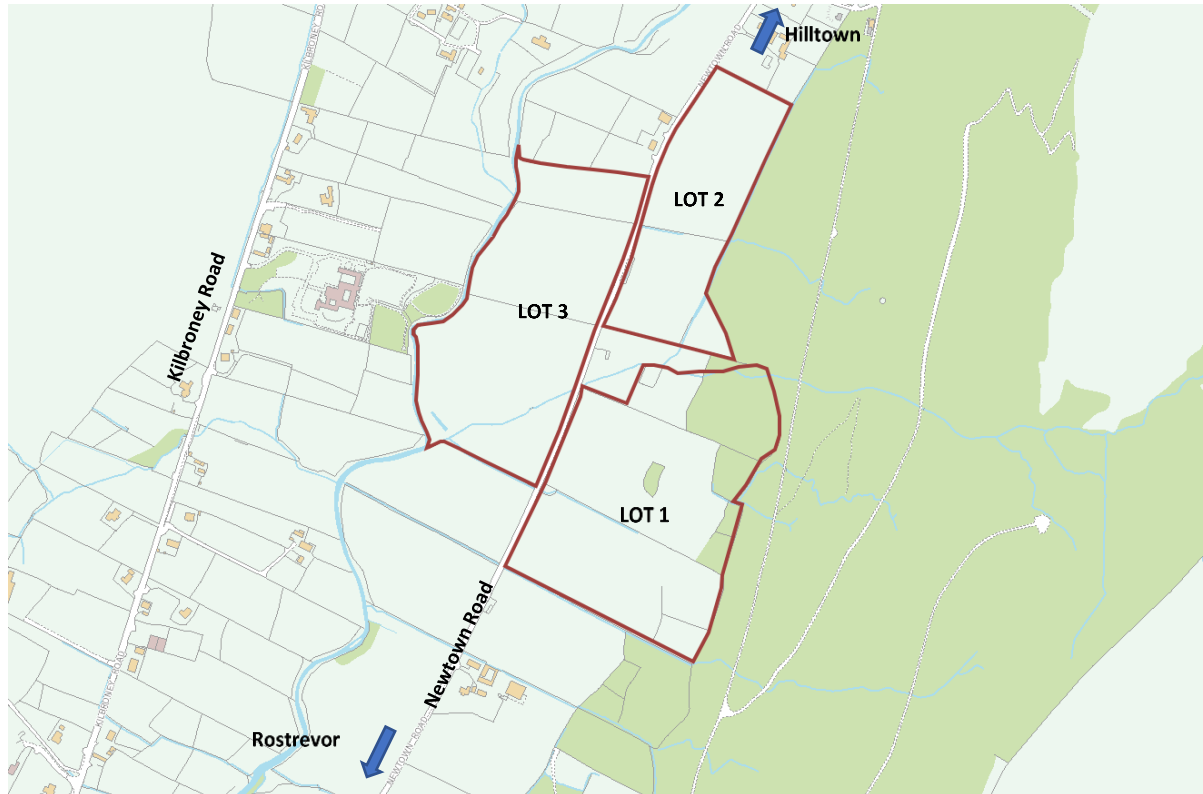
(028) 3026 6811
www.bestpropertyservices.com

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 Rostrevor, travel approx. 1.5 miles on Newtown Road and the subject property is located on the left and right handside of the road.



❑ LAND REGISTRY

These lands are comprised within part of Land Registry Folios 1635 Co Down.

❑ SINGLE FARM PAYMENT

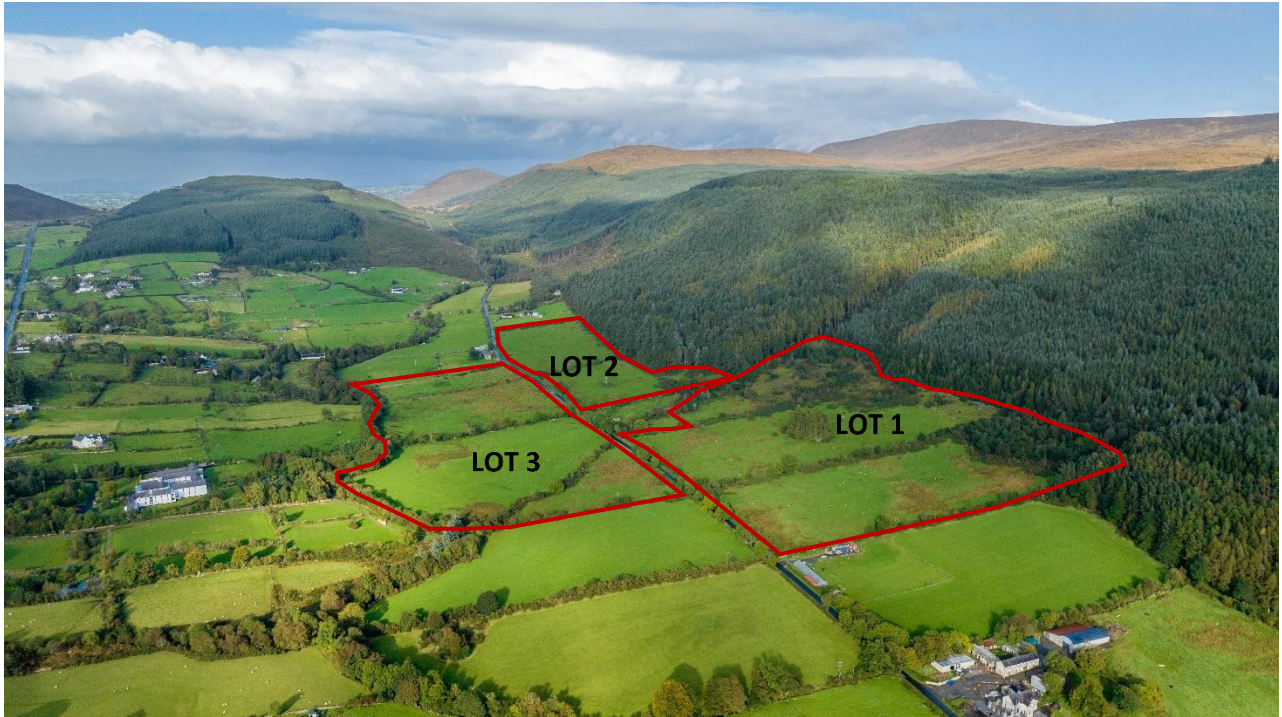
No entitlements available with the sale

❑ LOTS

In the event that interested parties prefer to acquire part of the land not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached copy DARD map.

❑ AGRICULTURAL LAND

The agricultural lands extends to approx. 62.67 acres as shown on the attached DARD map (Field No.s 8-10, 12,13, 17-19, 32-36, 38)



❑ VACANT POSSESSION

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

❑ VENDOR'S SOLICITOR

Robert Ferguson, Fisher Mullan, 8 Trevor Hill, Newry

❑ VIEWING

Lands: By inspection at any time. Intending viewers to be wary of any livestock currently grazing these lands and to ensure any field gates remain closed.

❑ OFFERS

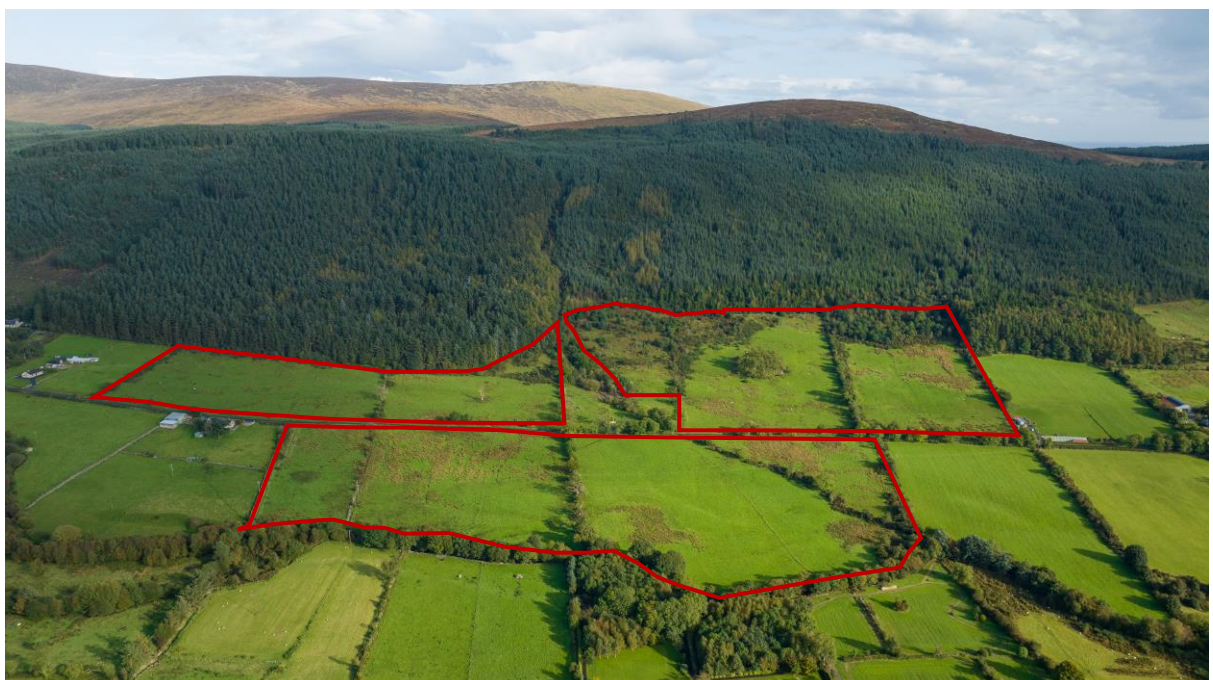
We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office. In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

❑ GUIDE PRICE

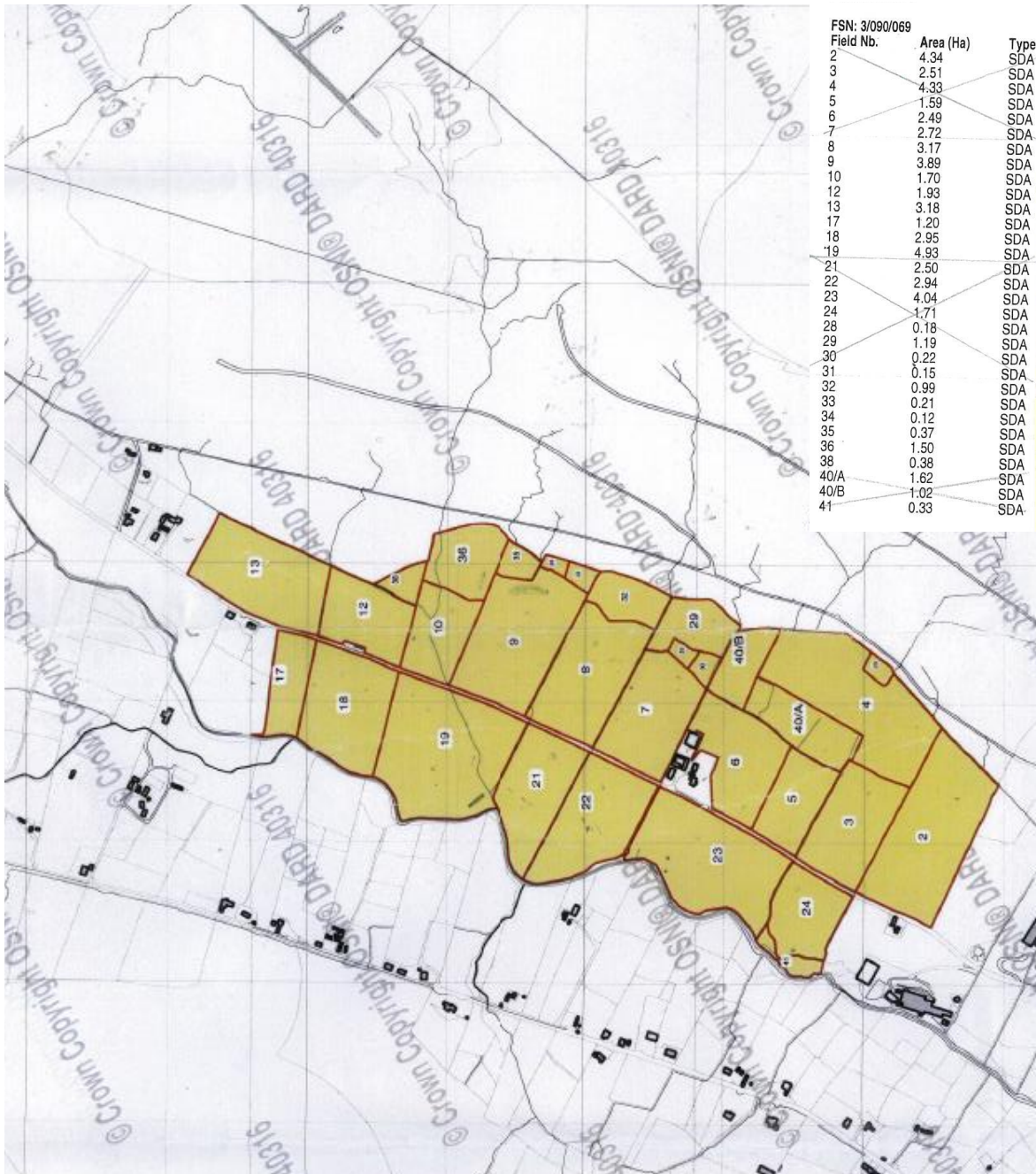
- Lot 1:** Agricultural lands extending to 26.7 acres (Field No.s 8-10 + 32-36)
Offers around:- £345,000
- Lot 2:** Agricultural lands extending to 13.56 acres (Fields No.s 12, 13 & 38)
Offers around:- £195,000
- Lot 3:** Agricultural lands west of Newtown Road extending to 22.42 acres (Fields No.s 17-19)
Offers around:- £425,000
- Entire:** Offers around:- £965,000

❑ CLOSING DATE FOR OFFERS

22nd November 2023



□ DARD MAP



Lot 1
Fields 8-10
& 32-36

Lot 2
Fields 12,
13 & 38

Lot 3 Field
17-19