



G/23/028

**FOR SALE
LATT ROAD
NEWRY**

**QUALITY FARMLAND EXTENDING TO APPROXIMATELY 10.32
ACRES**



Comprising two fields with frontage to the Latt Road, a short distance off the main Armagh Road approximately two miles north west of Newry.

**Guide Price – Offers around £ 175,000
Closing Date for Offers – 26th January 2024**

(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.

□ PLANNING

These lands are being offered for sale as agricultural lands and there are no applicable planning consents.



□ AREA

The two fields in sale (2 & 3) on the attached map extend to an overall area of approximately 10.32 acres (4.18 hectares).

□ WATER SUPPLY

Although these fields currently have a mains water supply, the successful purchaser would be expected to arrange for a separate water meter in their own name from the Latt road at there own expense.

□ LAND REGISTRY

These fields are comprised within part of Folio 10652 Co Armagh.

❑ BASIC PAYMENT SCHEME

There are no Single Farm Payment entitlements included within the sale.

❑ 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.

❑ VACANT POSSESSION

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

❑ VIEWING

By inspection at any time.

❑ VENDOR'S SOLICITOR

Mr Gerard Trainor, Elliott Trainor Partnership, 3 Downshire Road, Newry

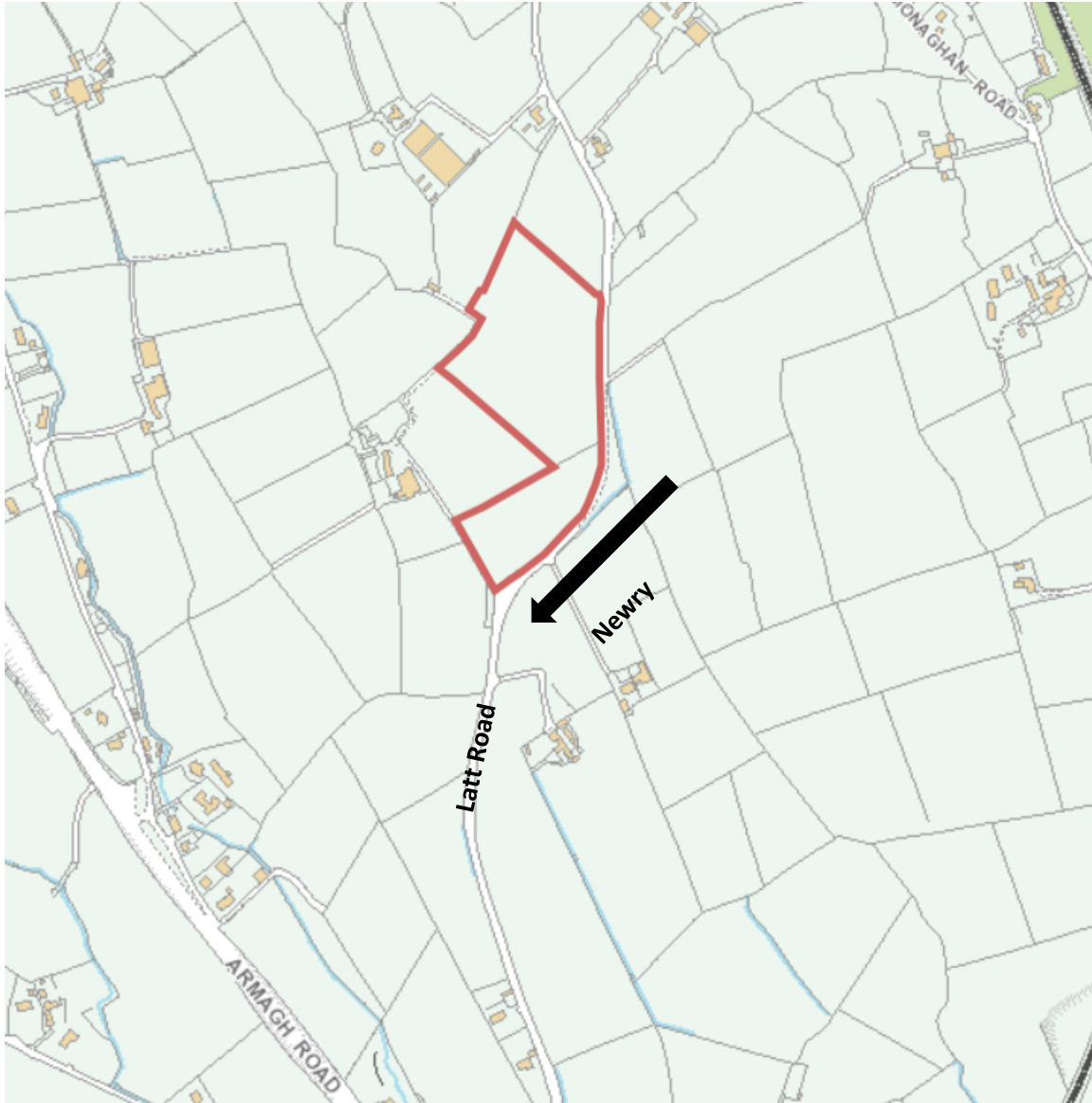
❑ CLOSING DATE FOR OFFERS

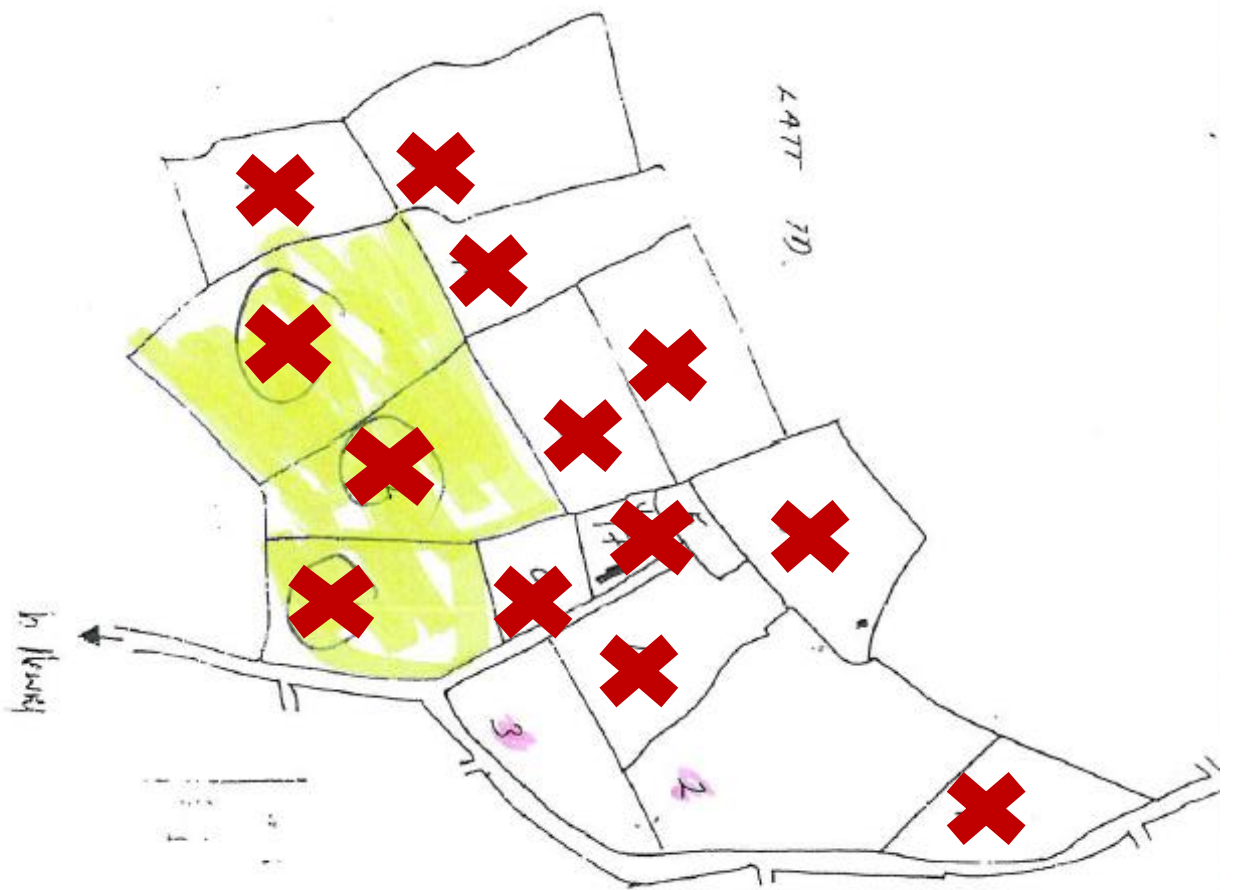
26th January 2024

❑ GUIDE PRICE

Offers around £175,000

MAPS





Field No	Ha	Code	Field No	Ha	Code
2	8.97	2	17	36.00	
3	121	2			