



FOR SALE

G.23.121

**KNOCKGORM ROAD
BANBRIDGE
CO. DOWN**

**PRIME AGRICULTURAL LANDS EXTENDING TO APPROX 49.15
ACRES IN ONE BLOCK**



These quality lands are situated only 4.8 miles from Banbridge with excellent road frontage from both the Knockgorm road and the Gall Bog road.

Guide Price: Offers around £950,000

Closing Date For Offers: 29th February 2024

(028) 3026 6811

www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

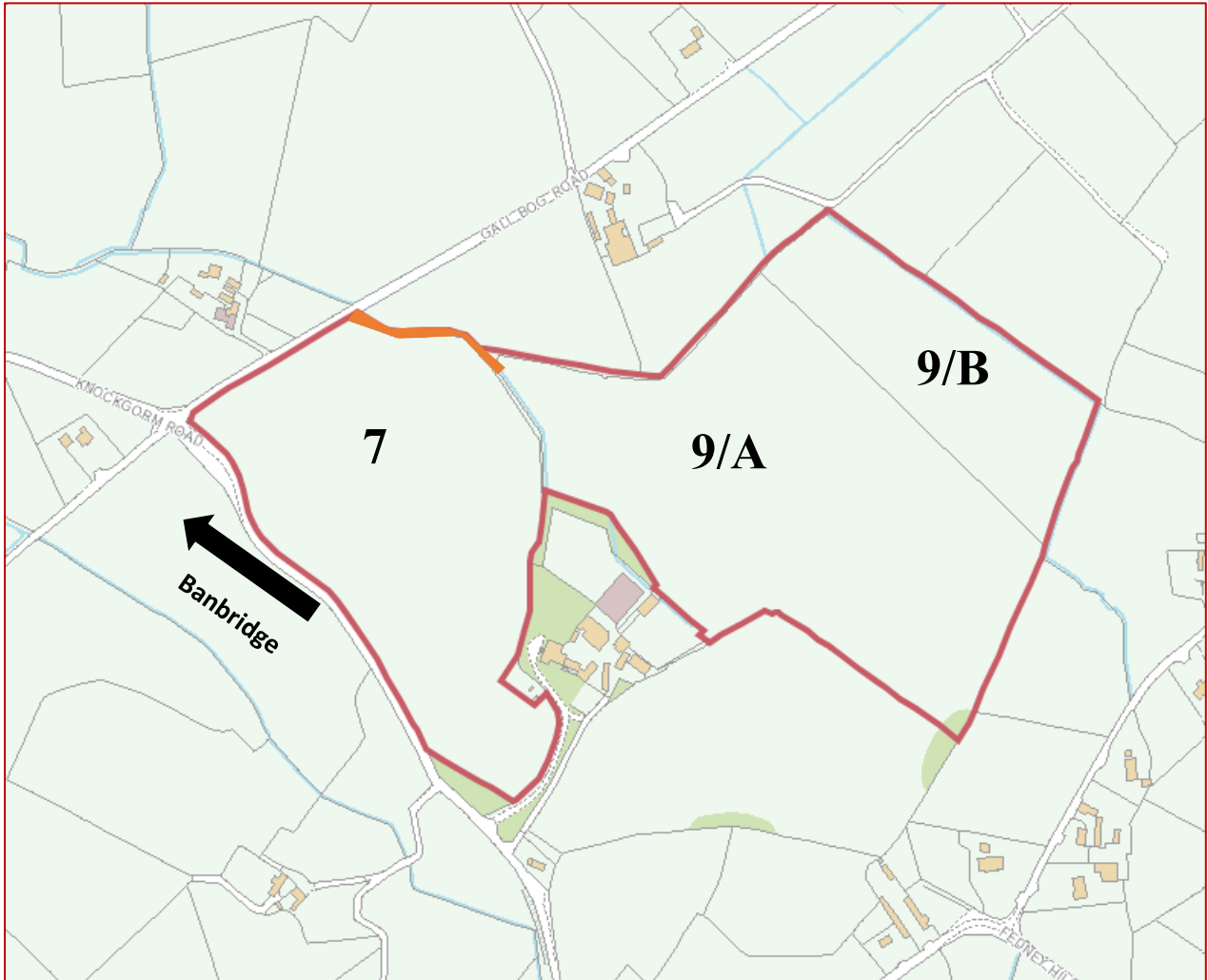
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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.

□ LOCATION

From Banbridge take the A26 northeast towards Dromore for 1.4 miles before merging onto the A1, continue for 0.6 miles before turning right onto the Waringsford road, travel for 2.8 miles and the subject lands will be on your left-hand side as you travel along the Knockgorm road. These lands can also be accessed via the Gall bog road.



□ AREA

The lands extend to approximately 49.15 acres as shown on the attached maps. The lands have two access points, one on the Knockgorm road and one off the Gall Bog road.

□ RIGHT OF ACCESS

In the event that fields 9/A and 9/B are purchased separately from field 7 a right of access can be created through a lane way from the Gall Bog Road into field 9/A as outlined by the orange strip above.

❑ PLANNING

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

❑ TITLE

We are advised by the vendors solicitors that the lands in sale consist of unregistered title.

❑ VACANT POSSESSION

As field 7 is currently in winter cereals, we would propose that in the event that completion of sale takes place during spring/early summer, the conacre proceeds were apportioned between the vendor and purchaser. Vacant possession can be granted for grass fields 9/A and 9/B.

❑ SINGLE FARM PAYMENT

There are no SFP entitlements available with the sale of these lands.

❑ WATER SUPPLY

Whilst there are watercourse bordering these lands there is also a separate water meter at the Garvaghy Road which supplies the lands in sale.



❑ VENDOR'S SOLICITOR

Naomi Gowan, Hewitt and Gilpin, 73 Holywood Road, Belfast.
ngowan@hewittandgilpin.co.uk

❑ VIEWING

By inspection at any time.

❑ 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

Offers In the region of £950,000

❑ CLOSING DATE FOR OFFERS

29th February 2024

MAP (FOR IDENTIFICATION ONLY)



Field Attributes
 ESN: 3051001
 Field No. Area (Ha) Type

7	7.44	DA
9A	9.33	DA
9B	3.13	DA