

Founded in 1863 our knowledge and experience of the local land and property market remains unrivalled in the 21st century.

The company is a locally owned and managed business combining the traditional values of honesty, trustworthiness and unmatched customer service with a dynamic, progressive and flexible approach to modern day market conditions.

The firm has grown from strength to strength, opening an office in Lisburn in 2004 and we enjoy unrivalled cover and knowledge along the A1 corridor from Lisburn to Newry.

Our expertise and professionalism, built up over many decades, ensures you can be confident you are in safe and reputable hands. Our team of highly trained staff includes chartered surveyors, estate agents, property managers and qualified valuers.

Listed below are some of the services we provide on a day to day basis.

Services

Residential

- Resale
- Prestige Properties
- New Developments
- Building Sites
- Land and New Homes

Commercial

- Agency - Sales and Lettings
- Valuations
- Rent Reviews
- Lease Renewals
- Management

Professional Services

- Mortgage Valuations
- Homebuyer's Reports
- Compulsory Purchase
- Probate and Tax Valuations
- Private Valuations

Lettings

- Tenant Search
- Rent Collection
- Management

Agricultural

- Farm & Land Sales
- Land Lettings
- Auctioneering Services
- Wayleaves

BANBRIDGE
21 Newry Street
Banbridge
BT32 3EA
028 4066 2206
banbridge@shooter.co.uk

LISBURN
17-19 Market Street
Lisburn
BT28 1AB
028 9266 6556
lisburn@shooter.co.uk



www.shooter.co.uk

Lisraw House & Lands
Lisraw Road
SCARVA, BT63 6LJ



FINE AGRICULTURAL HOLDING

An attractive agricultural holding in one contained block totalling approximately 45 acres. The holding comprises approximately 40 acres of quality agricultural land, currently in grass plus the farmstead known as Lisraw House. The dwelling is situated in a secluded and peaceful location in the heart of the farm and accessed via an impressive tree lined avenue. The dwelling has fallen in to disrepair and is suitable for replacement (subject to planning), surrounding the dwelling is a small collection of farm outbuildings, also in poor repair. An early inspection is highly recommended.

AGRICULTURAL HOLDING

for sale

£730,000

Lisraw House & Lands

LISRAW ROAD, SCARVA, BT63 6LJ

For Appointments
Telephone: (028) 4066 2206



Land

Approximately 42 acres of land, of which approximately 40 acres is quality agricultural land currently in grass and suitable for grazing, cutting and arable activities. Road frontage on to the Lisraw Road via two fields.

Farm Dwelling and Outbuildings

Set on a mature and incredibly private site, the former farmstead including its avenue and surrounds is of approximately 2.6 acres. The former farm dwelling known as Lisraw House, is now suitable for replacement. The property is situated at the end of an attractive tree lined avenue which features fine beech and monkey puzzle trees. Surrounding the dwelling are a range of cut stone outbuildings and an open side round top barn, all in need of repair.

Location

The holding is located on the Lisraw Road in the townland of Lisraw, County Armagh. It is approximately 0.5 miles north of the Ballyreagh, Glassdrumman Road and Lisraw Road crossroads. The holding has road frontage on to the Lisraw Road via fields 1 & 10 (see DARD map).

Vacant Possession

Vacant possession will be granted to the successful purchaser upon completion.

Vendor's Solicitor

R.M Cullen Solicitors & Son Solicitors
16-22 Edward Street
Portadown
Craigavon
BT62 3NA

Offers

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding an auction on a specified date and time in our office. In the event that a meeting or auction 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.

Entitlements

No Entitlements under Basic Payment Scheme are Included in the Sale.

Price:

Offers Around: £730,000
Ref: 4219

Features:

- * Approximately 42 acres of land, of which approximately 40 acres is quality agricultural land currently in grass and suitable for grazing, cutting and arable activities
- * Road frontage on to the Lisraw Road via two fields
- * Lisraw House - Set on a mature and incredibly private site of c. 2.5 acre the former farmstead is suitable for replacement (subject to planning)
- * Dwelling is situated at the end of an attractive tree lined avenue featuring fine specimen trees
- * Collection of farm outbuilding (in need of repair)
- * For sale with vacant possession
- * Closing Date for Offers 15th March 2024

Enquiries:

Contact Christopher Boyce MRICS
christopher.boyce@shooter.co.uk
Banbridge Office 028 4066 2206
Newry Office 028 3026 0565

Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.

Holding deposits: Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance.

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.