



G/24/003

**FOR SALE**  
**NEWRY ROAD**  
**RATHFRILAND**  
**CO DOWN**

**HIGH CALIBRE LANDS EXTENDING TO APPROXIMATELY 24.21  
ACRES FOR SALE AS ONE OR MORE LOTS**



**A unique opportunity to acquire approximately 24.21 acres of  
agricultural land a short distance from Rathfriland.**

**Guide Price: Offers Around £380,000**  
**Closing Date For Offers: Thursday 14<sup>th</sup> March 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 Rathfriland town centre head west on Newry Street for 0.3 miles before turning left onto Newry/A25 Road. Continue along the Newry/A25 road for 1.3 miles and the subject lands are on both sides of the road. Part of the lands can also be accessed of the Longstone Hill road.



## ❑ LANDS

---

The lands have extensive frontage to both Newry road and Longstone Hill road and include two small areas of woodland extending overall to around two acres, some of which would have been planted around 25-30 years ago. The remaining lands are in grass pasture and utilised in recent years for both grazing and cutting.

## ❑ AREA

---

The lands extend to approximately 24.21 acres as shown on the attached DAERA map.

## **❑ PLANNING**

---

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

## **❑ VACANT POSSESSION**

---

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

## **❑ VENDOR'S SOLICITOR**

---

David Bell, Gordon Bell & Son, 9-11 Newry Street Rathfriland  
info@gordonbellandson.co.uk

## **❑ SINGLE FARM PAYMENT**

---

The Single Farm Payment entitlements are not included within the sale.

## **❑ WATER SUPPLY**

---

These lands have watercourses bordering some fields however potential purchasers will be responsible for installation and maintenance of an independent water meter.





## **□ 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 £380,000

**❑ CLOSING DATE FOR OFFERS**

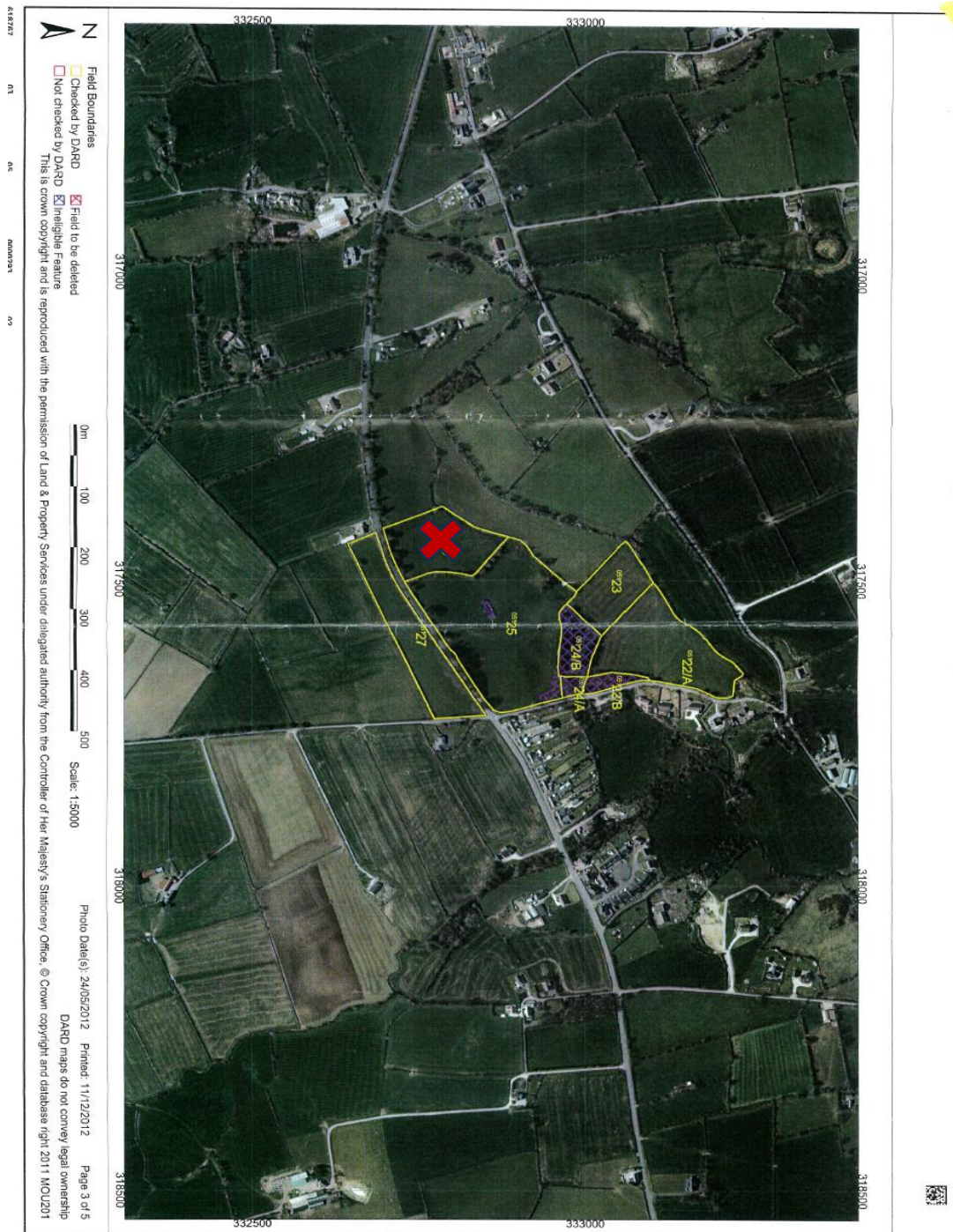
---

Thursday 14<sup>th</sup> March 2024.





# MAP (FOR IDENTIFICATION ONLY)



Parcel ID	Area (m²)	Category	Notes	Value 1	Value 2	Change Type	Verification	Owner
3.072/051/22/A	2.137	LL		2.14		BOUNDARY CHANGE	VERIFIED	BARNMEEN
3.072/051/22/B	0.192	LL	Trees	0.192	0.00	BOUNDARY CHANGE	UNVERIFIED	BARNMEEN
3.072/051/23	0.948	LL			0.95	BOUNDARY CHANGE	VERIFIED	BARNMEEN
3.072/051/24/A	0.106	LL	Trees	0.106	0.00	BOUNDARY CHANGE	UNVERIFIED	BARNMEEN
3.072/051/24/B	0.529	LL	Trees	0.501	0.03	BOUNDARY CHANGE	VERIFIED	BARNMEEN
3.072/051/25	4.228	LL	Hard Trees	0.015 0.075	4.14	BOUNDARY CHANGE	VERIFIED	BARNMEEN
3.072/051/27	1.666	LL		1.67		BOUNDARY CHANGE	VERIFIED	BARNMEEN