



**Derelict Cottage In A Tranquil Rural Setting
In The Country Yet only 1.2 Miles From The Motorway
Set On C. 4.7 Acres, Partly in Grass & Partly in Peatland
Planning Permission For A Replacement Dwelling**

CASH BUYERS ONLY



29 Clonmakate Road, Birches, Portadown, Co Armagh BT62 1SU

- Derelict Country Cottage
- Set On C. 4,7 Acres
- In A Lovely Rural Setting
- Convenient To M1 Motorway
- Outline planning permission for one dwelling
- Passed on 6th November 2023

PRICE GUIDE £95,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points



Seldom does an opportunity like this come along, a chance to buy a derelict country cottage set on around 4.7 acres. The property is located within The Lough Neagh & Lough Beg Ramsar site an area of Special Scientific Interest & Wildfowl Refuge. Lough Neagh is the largest freshwater lake in the British Isles, with a catchment nearly 40% of the surface of Northern Ireland and fed by major rivers. Land adjoining the Lough is used for grazing. Numerous species of water birds occur in nationally and internationally important numbers and include swans and ducks.

The property should appeal to anyone interested in the Flora & Fauna of the Birches area, it is approached via the narrow Clonmakate Road. Once you reach the property, the avenue leading to the cottage is lined by Rhododendron bushes. At either side of the avenue, one can see where peat has been dug in years gone by, today the peatland habitat is returning. The land around the cottage is mainly in grass, with a stand alone Oak tree close to the cottage.

The cottage, constructed using stone, bricks and soil has several major settlement cracks in its wall, so it is likely that it sadly needs to be replaced, however if you wanted to preserve the rustic charm of the old cottage, the right builder may be able to preserve it rather than demolish it.

A copy of the NI Biodiversity Checklist & Preliminary Ecological Assessment of the property can be requested from the office.

