



G/24/028

**FOR SALE**  
**McCLENAGHANS HILL**  
**BESSBROOK**  
**NEWRY**  
**CO DOWN**

**VALUABLE LANDS EXTENDING TO APPROX 24 ACRES FOR SALE**



**Excellent opportunity to acquire good quality lands with road frontage all in one block.**

**Guide Price: Offers Around £475,000**  
**Closing Date For Offers: Tuesday 11<sup>th</sup> June 2024**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

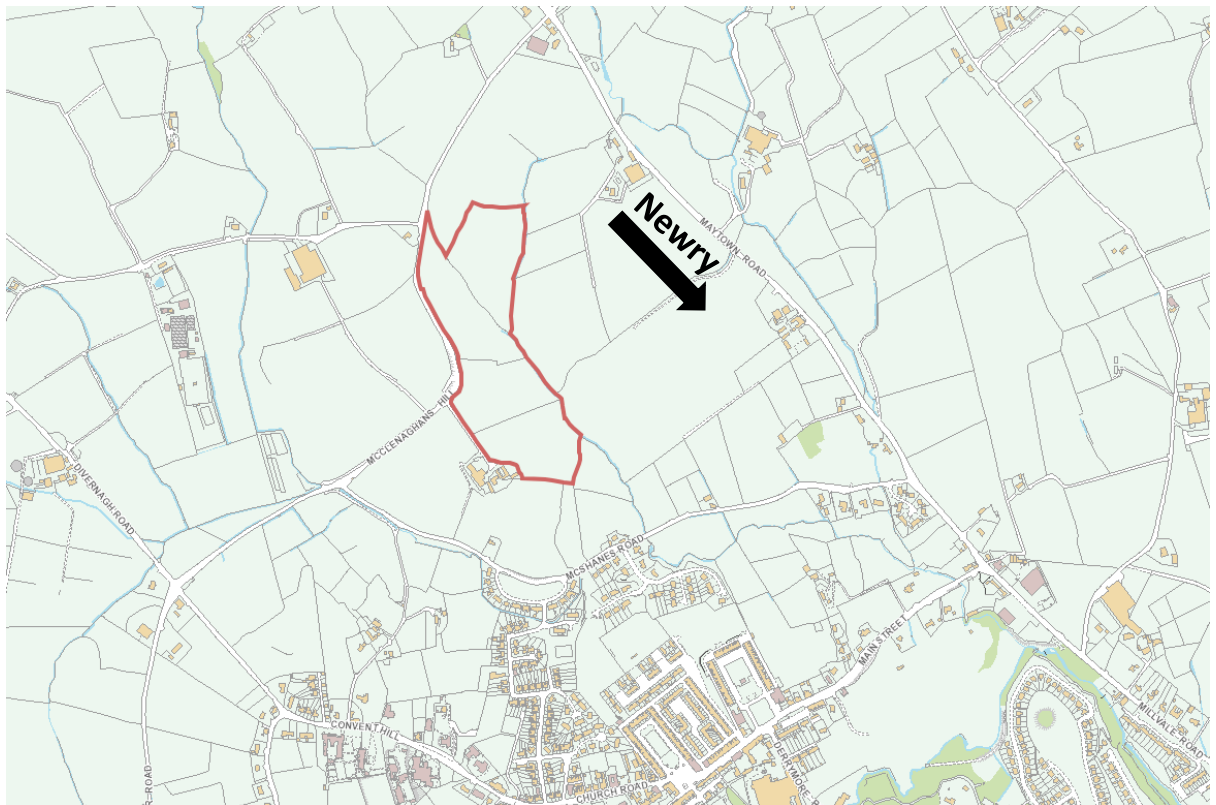
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
*Also at:- Armagh and Dundalk*

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

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From Newry, take the Camlough/A25 road out of town for approximately 0.8 miles, at the roundabout take the 2<sup>nd</sup> exit and continue on the Camlough/A25 road for 0.3 miles before turning right onto the Millvale/B133 road, travel along for approximately 2.1 miles before taking a left, continue along Mcclenaghans Hill for approximately 0.3 miles and the subject lands will be on your left handside.



## ❑ AREA

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The lands extend to approximately 24 acres as shown on the attached DAERA map.

## ❑ PLANNING

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



## **❑ VACANT POSSESSION**

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The lands are currently let until 1-11-24. Completion can take place on 1-11-24 or earlier should the successful purchaser wish to take over the existing conacre arrangement.

## **❑ SINGLE FARM PAYMENT**

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

## **❑ WATER SUPPLY**

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The current water supply is coming off a domestic supply. The new owner would be expected to apply to NI Water to put in their own supply off McClenaghan's Hill.

## **❑ VENDOR'S SOLICITOR**

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Emma Sheppard, Rosemary Connolly solicitors, 2 The Square Warrenpoint, Co. Down BT343J, emmasheppard@solicitorsni.net

## **❑ VIEWING**

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By inspection at any time.



## **❑ OFFERS**

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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**

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Offers In the region of £475,000

## **❑ CLOSING DATE FOR OFFERS**

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Tuesday 11<sup>th</sup> June 2024

**MAP (FOR IDENTIFICATION ONLY)**

