



**FOR SALE**  
**CORLISS**  
**CROSSMAGLEN**  
**CO. ARMAGH**

**G/24/034**

**AGRICULTURAL LANDS EXTENDING TO APPROXIMATELY 20  
ACRES FOR SALE BY PRIVATE TENDER**



**Guide Price: Offers Around £ 225,000**

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

**BEST PROPERTY SERVICES (N.I.) LTD**  
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*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 Crossmaglen take the Blaney road for approximately 1.3 miles before turning right onto Corliss road, continue along for approximately 1.3 miles before taking a slight left onto the Alina road and the lands in sale are situated on your left approximately 0.2 miles down the Alina road.

## **❑ AREA**

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These lands extend to approximately 20 acres.

## **❑ LAND REGISTRY**

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The lands are comprised within Land Registry Folio's Co. Armagh  
a-14428 2Pts  
a-22677 No.1  
b-22677 No.2

## **❑ RIGHT OF WAY**

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The successful purchaser will have a right of way over the laneway to access the outbuildings to the rear of the dwelling.

## **❑ SFP**

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There are no single farm payment entitlements attaching to this land.

## **❑ TENDER PROCESS**

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Intending purchasers should complete the attached tender form.

The vendor is not bound to accept the highest tender amount received.

## **❑ VENDOR'S SOLICITOR**

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Eoin McConville, Fisher & Fisher Solicitors, 9 John Mitchel Place, Newry Co.Down BT34 2BP. eoin.mcconville@ffsolicitors.com

## **❑ VIEWING**

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By inspection on site

## GUIDE PRICE

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Offers Around £225,000



## LAND REGISTRY MAP

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Land & Property Services  
Seirbhís Talún & Maoinne  
THE LAND REGISTRY | CLÁIRANN NA TALÚN

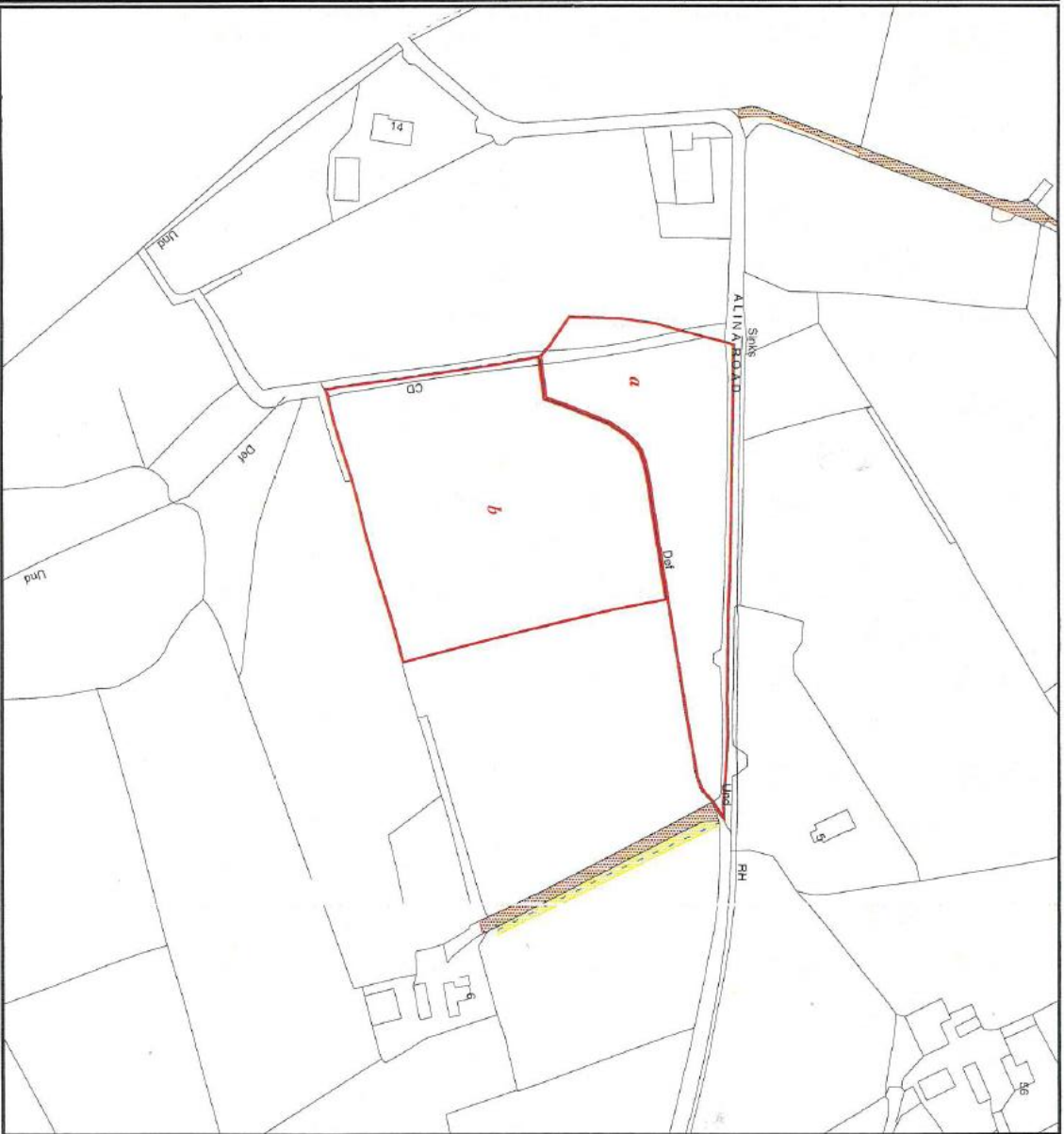
Date: 28 Jan 2022  
County: Armagh  
Folio: 22677  
Scale: 1:2500  
Our Ref: 2022/75267  
Your Ref:  
Map Ref(s): 27410SE,27411SW

Sheet 1 of 1

Key to folio labels:  
**a - 22677 No.1**  
**b - 22677 No.2**

This map is for general purposes only (Title 14(1) of the Land Registration Act (Northern Ireland) 1984 as amended by paragraph 12 of the Schedule to the Amendment (No. 2) (2005). Folio boundaries are not guaranteed to be accurate. They are based on the best available information and are subject to change. The Crown retains the right to alter the boundaries of any land at any time without notice.  
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**APPLICATION FOR PRIVATE TENDER  
SUBJECT TO CONTRACT**

**(A) PROPERTY**

Address: \_\_\_\_\_

Offer: £

Confirmation in Words: \_\_\_\_\_

Confirm if Offer is for Entire Property Yes  No

If Offer is for Part – Which Lot?

**(B) CONFIRMATION OF FINANCE**

Acting on behalf of the Vendor, we request that proof of available finance MUST accompany this tender application. This can be in the form of:-

Copy recent Bank Statement confirming funds available (or sight of same)

Or

Confirmation Letter from Bank Manager, Solicitor, Accountant, indicating that they are aware that you have sufficient monies to acquire this property

Or

Recent Letter of Offer of Finance from a Lending Institution, confirming amount of finance approved, TOGETHER with proof of remainder funds required to complete purchase (if successful).

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**(C) CONDITIONS**

1. Incomplete Tender Applications without acceptable proof of finance accompanying same will not be considered without further reference to you.
2. The Vendor is not bound to take the highest offer received, nor can this tender document be construed as part of any contract (contract denied). The Vendor may also withdraw the property from sale at any time before a binding “legal contract” has been signed by the vendor and the prospective purchaser.
3. All parties who submit a completed Tender will receive notification from the Agents within 10 working days of the closing Tender Date.
4. Tenders should either be posted by recorded delivery or hand delivered to 108 Hill Street, Newry before the stated deadline (and receipt obtained from Best Property Services).
5. In the event that a completed Tender is successful, the intending purchaser will be expected to provide to the agents within 48 hours of receiving confirmation of acceptable Tender the following:-
  - (a) 10% Deposit Payment (Paid Subject to Contract)
  - (b) Confirmation of Solicitor acting in purchase
  - (c) Photographic ID i.e. Driving Licence or Passport (For Money Laundering Compliance)
6. Completing of Condition 5 does not mean that a binding legal contract has been entered into.
7. Any dispute in relation to this Private Tender will be determined at the sole discretion of Best Property Services (NI) Ltd.

**(D) APPLICANTS DETAILS**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Contact No.s \_\_\_\_\_