



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
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 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

These lands extend to approximately 20 acres.

❑ LAND REGISTRY

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

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

❑ SFP

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

❑ TENDER PROCESS

Intending purchasers should complete the attached tender form and return to the agents prior to 5pm on 20th June 2024

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

❑ VENDOR'S SOLICITOR

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

❑ VIEWING

By inspection on site

□ GUIDE PRICE

Offers Around £225,000

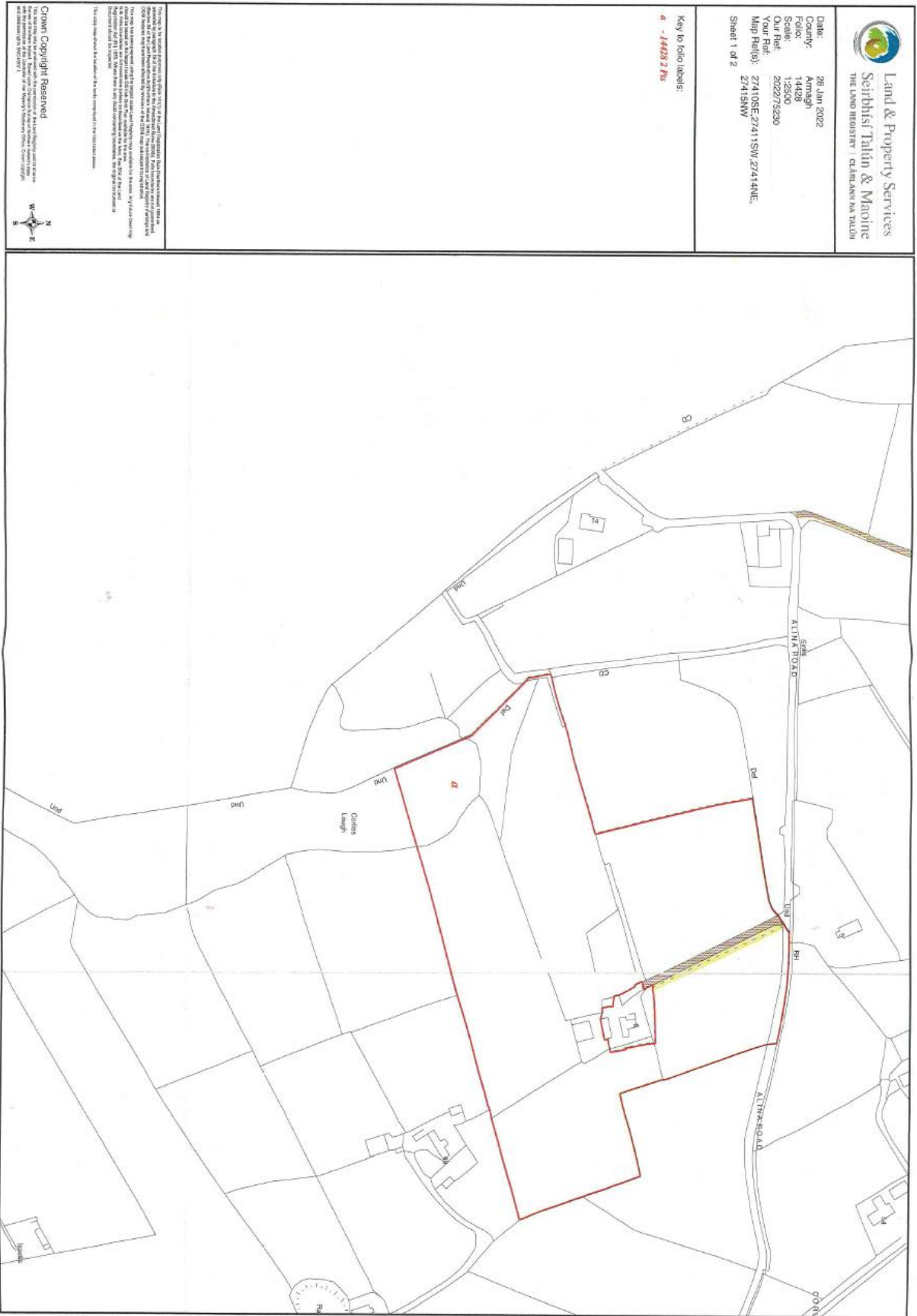




Land & Property Services
Seirbhís Talamh & Maoine
THE LAND REGISTRY | CLIFELMAN NA TAILLI

Date: 28 Jan 2022
County: Armagh
Folio: 14428
Scale: 1:2500
Your Ref: 2022/79299
Map Ref(s): 27410SE 27411SW/27414NE
Sheet 1 of 2

Key to folio labels:
a - 14428 2 Ha



This map is a computer-generated plan of the land shown. It is not a survey and should not be used as a basis for any legal proceedings. The map is for information only and does not constitute a guarantee of accuracy. The map is subject to change without notice. The map is not to be used for any other purpose. The map is the property of the Land Registry and should not be reproduced without the written consent of the Land Registry. The map is subject to the provisions of the Land Registration Act 2002. The map is subject to the provisions of the Land Registration Act 1925. The map is subject to the provisions of the Land Registration Act 1988. The map is subject to the provisions of the Land Registration Act 2001. The map is subject to the provisions of the Land Registration Act 2002. The map is subject to the provisions of the Land Registration Act 2003. The map is subject to the provisions of the Land Registration Act 2004. The map is subject to the provisions of the Land Registration Act 2005. The map is subject to the provisions of the Land Registration Act 2006. The map is subject to the provisions of the Land Registration Act 2007. The map is subject to the provisions of the Land Registration Act 2008. The map is subject to the provisions of the Land Registration Act 2009. The map is subject to the provisions of the Land Registration Act 2010. The map is subject to the provisions of the Land Registration Act 2011. The map is subject to the provisions of the Land Registration Act 2012. The map is subject to the provisions of the Land Registration Act 2013. The map is subject to the provisions of the Land Registration Act 2014. The map is subject to the provisions of the Land Registration Act 2015. The map is subject to the provisions of the Land Registration Act 2016. The map is subject to the provisions of the Land Registration Act 2017. The map is subject to the provisions of the Land Registration Act 2018. The map is subject to the provisions of the Land Registration Act 2019. The map is subject to the provisions of the Land Registration Act 2020. The map is subject to the provisions of the Land Registration Act 2021. The map is subject to the provisions of the Land Registration Act 2022.



Crown Copyright Reserved
The map is the property of the Land Registry and should not be reproduced without the written consent of the Land Registry. The map is subject to the provisions of the Land Registration Act 2002. The map is subject to the provisions of the Land Registration Act 1925. The map is subject to the provisions of the Land Registration Act 1988. The map is subject to the provisions of the Land Registration Act 2001. The map is subject to the provisions of the Land Registration Act 2002. The map is subject to the provisions of the Land Registration Act 2003. The map is subject to the provisions of the Land Registration Act 2004. The map is subject to the provisions of the Land Registration Act 2005. The map is subject to the provisions of the Land Registration Act 2006. The map is subject to the provisions of the Land Registration Act 2007. The map is subject to the provisions of the Land Registration Act 2008. The map is subject to the provisions of the Land Registration Act 2009. The map is subject to the provisions of the Land Registration Act 2010. The map is subject to the provisions of the Land Registration Act 2011. The map is subject to the provisions of the Land Registration Act 2012. The map is subject to the provisions of the Land Registration Act 2013. The map is subject to the provisions of the Land Registration Act 2014. The map is subject to the provisions of the Land Registration Act 2015. The map is subject to the provisions of the Land Registration Act 2016. The map is subject to the provisions of the Land Registration Act 2017. The map is subject to the provisions of the Land Registration Act 2018. The map is subject to the provisions of the Land Registration Act 2019. The map is subject to the provisions of the Land Registration Act 2020. The map is subject to the provisions of the Land Registration Act 2021. The map is subject to the provisions of the Land Registration Act 2022.



**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).

(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.

(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 _____