



G/24/044

FOR SALE
LISSERBOY ROAD
NEWRY
CO DOWN

**VALUABLE LANDS EXTENDING TO APPROXIMATELY 11.48
ACRES FOR SALE**



**An attractive opportunity to acquire approximately 11.48 acres of
agricultural land a short distance from the A1.**

Guide Price: Offers Around £180,000
Closing Date For Offers: Thursday 18th July 2024

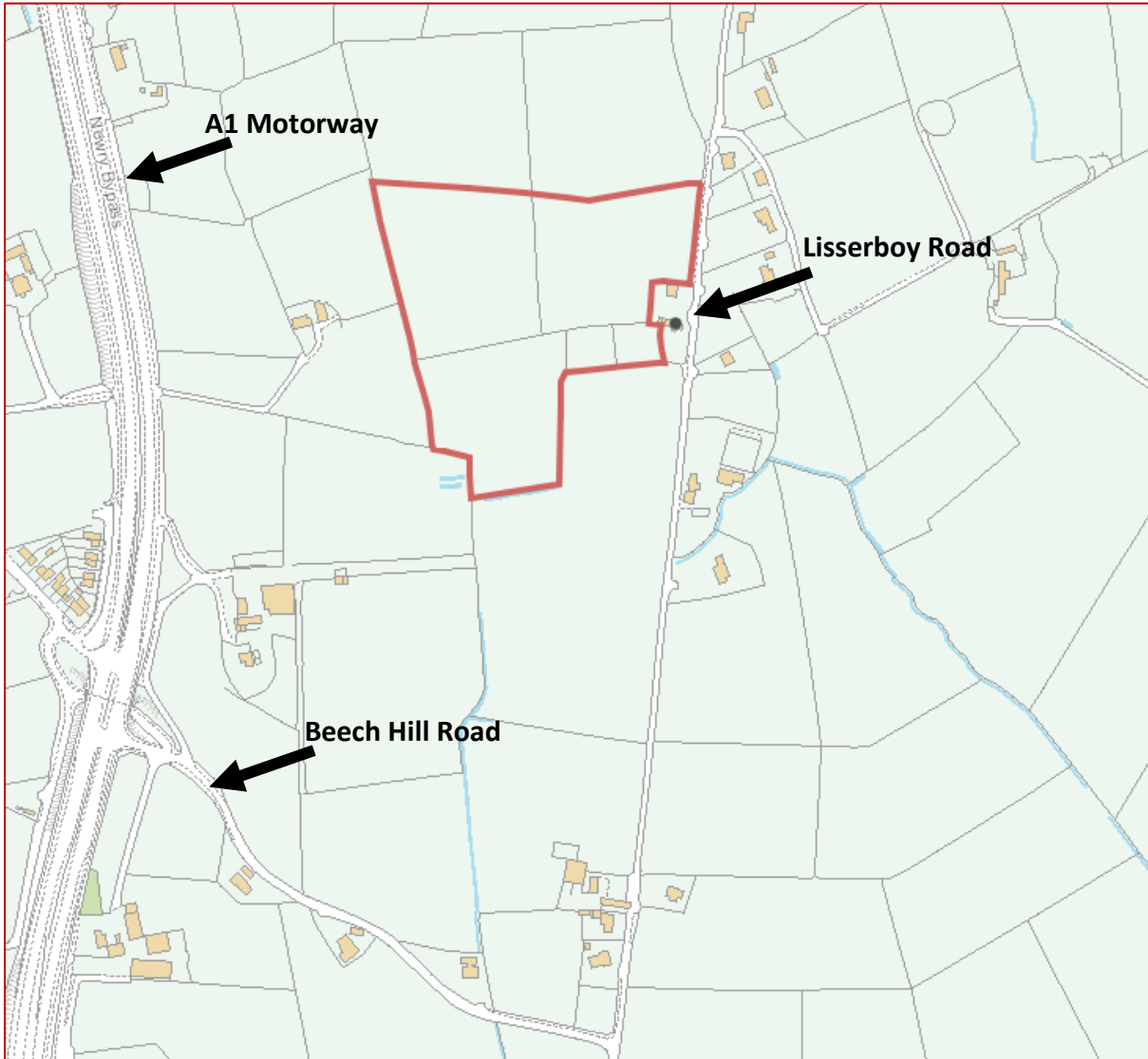
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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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 Newry merge onto the A1 and travel northwards approximately 4.4 miles before turning right onto Beech Hill Road, continue along for 0.3 miles before turning left onto the Lisserboy road and the subject lands are located 0.4 miles along the road on your left.



❑ LANDS

The lands have good frontage to the Lisserboy road and include one small areas of woodland extending overall to around four acres. The remaining lands are in grass pasture and utilised in recent years for both grazing and cutting.

❑ AREA

The lands extend to approximately 11.48 acres as shown on the attached 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

Paul Fitzsimons, Fitzsimons Mallon 6 John Mitchel Place Newry BT34 2BP
PFitzsimons@fm-law.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.

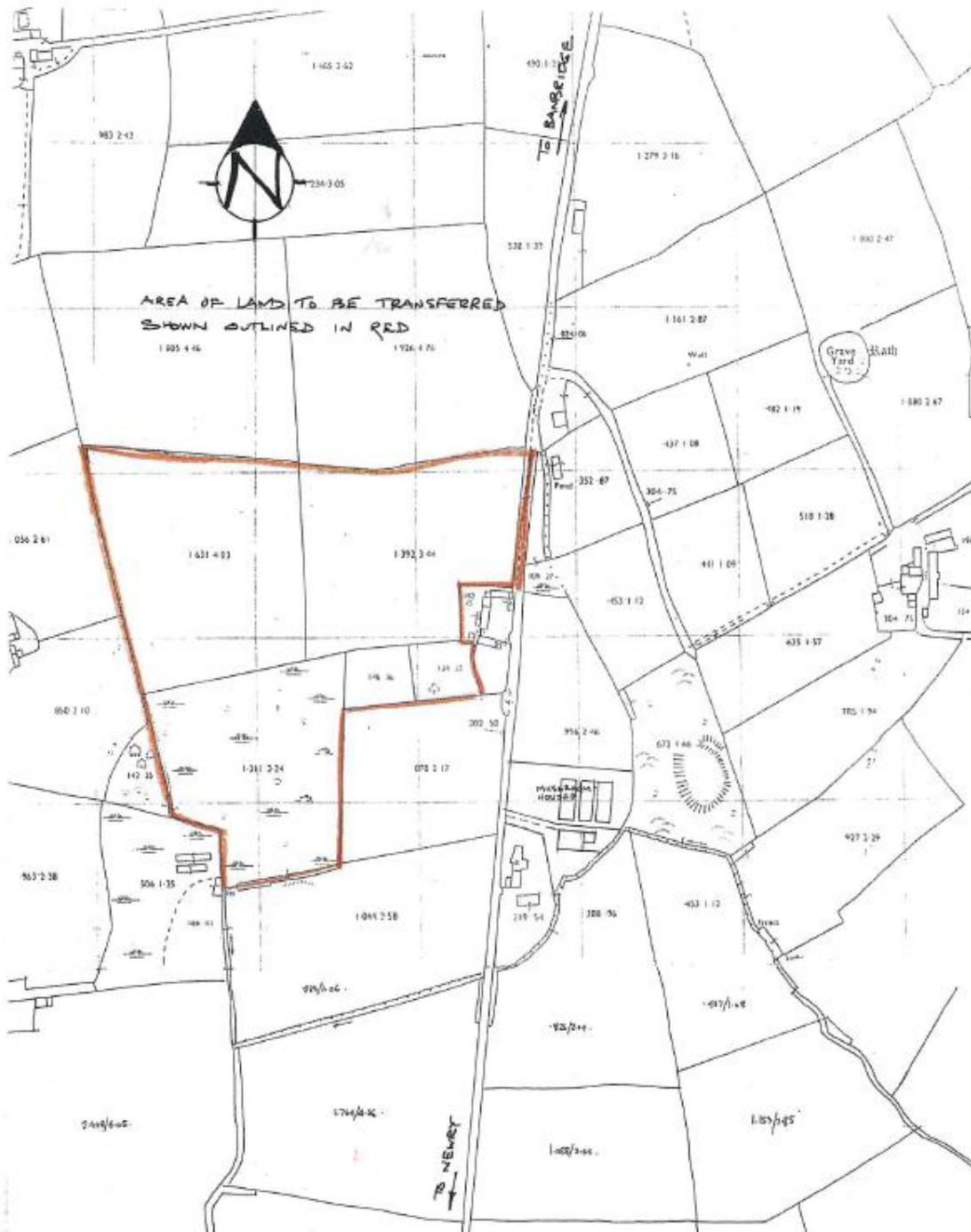
❑ GUIDE PRICE

Offers In the region of £180,000

❑ CLOSING DATE FOR OFFERS

Thursday 18th July 2024.

MAP (FOR IDENTIFICATION ONLY)



LOCATION PLAN.	TRACED FROM O.S. PLANS 252-3, 7.	scale: 1/2500
	crowm copyright reserved.	date: DECEMBER 1989.
TRANSFER MAP OF LANDS and BUILDINGS at LISSERBOY ROAD, MADDYDRUMBRIST, NEWRY.		
AREA OF LAND TRANSFERRED (shown outlined in red).		11.48 ACRES.