



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

C.18 Acres Excellent Agricultural Land with
4 Bedroom Farmhouse Bungalow & Sheds

(Available in Lots)

28 Artasooly Road

Benburb

BT71 7LP

RESIDENTIAL FARM



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C. 18 Acres Land with Traditional 4 Bedroom Farmhouse Bungalow (Available in Lots)

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Benburb
BT71 7LP**

RESIDENTIAL FARM

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	51 E	
21-38	F		
1-20	G		



Location

This ideal holding is located in a highly sought after residential and agricultural area approximately 3 miles south of Benburb and 4 miles north west of Armagh. The immediate vicinity comprises agricultural holdings with a vast range of shops, schools and local amenities provided within the city of Armagh.

Description

This suitable holding comprises a traditional four bedroom detached farmhouse bungalow set on a beautiful elevated site overlooking the surrounding countryside.

The dwelling benefits from DG PVC windows, modern boiler and OFCH, a solid fuel stove with back boiler in the kitchen and a further solid fuel burning stove in the living room.

This property has already undergone some cosmetic modernisation and truly has the potential to provide an ideal family home.

The surrounding farmyard comprises a wide range of useful stone/block built outhouses to include a modern 3 bay slatted cattle shed and a 4 bay wagon roofed barn.

Agricultural Lands

The property also comprises C.18 acres high quality agricultural lands which are laid over four fields, two of which directly surround the dwelling and outbuildings.

The property is accessed via private laneway of the Artasooly Road with the lands benefitting from generous road frontage to same. The lands are well fenced and are extremely suitable for either grazing/orchard/silage purposes .

Lots

The vendor may consider offers on individual lots of this holding subject to interest and offers received from bona fide customers.

A high level of interest is expected in this sought after property and therefore we would encourage all prospective purchasers to contact our office at their earliest opportunity to register their interest /make an offer.

Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2020/2021: £615.89



VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

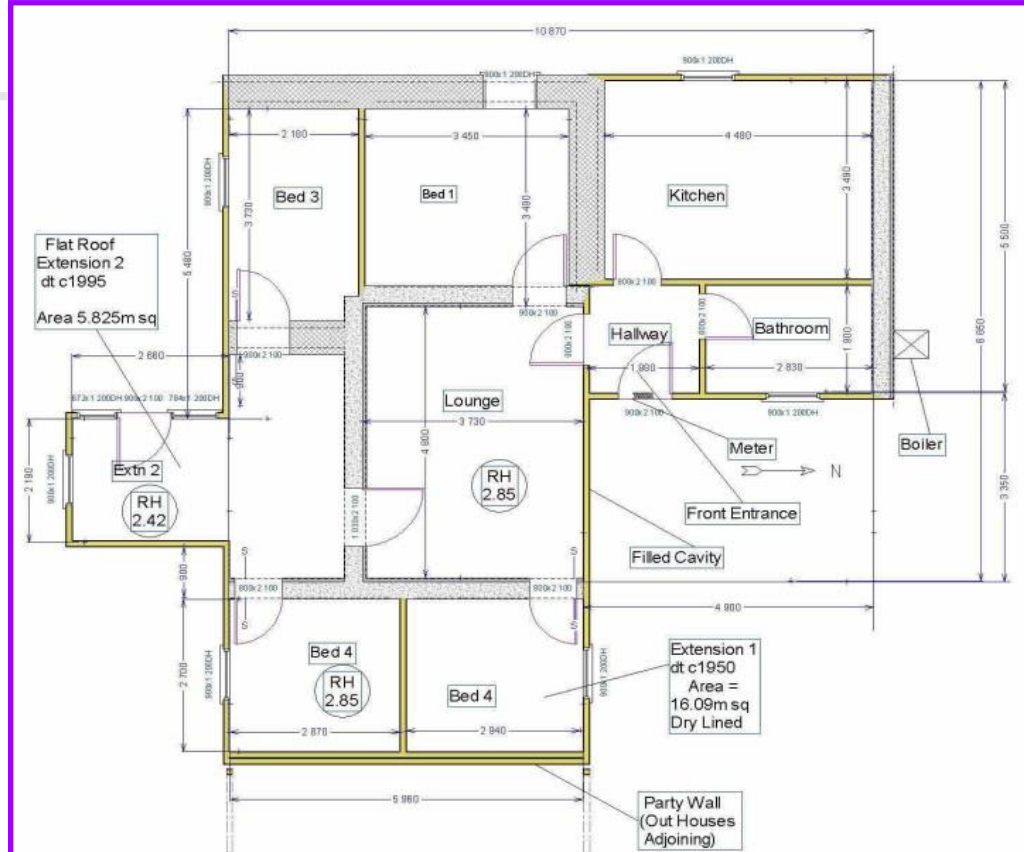


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Sale Details

Price on Application.

Dwelling House Floor Plan



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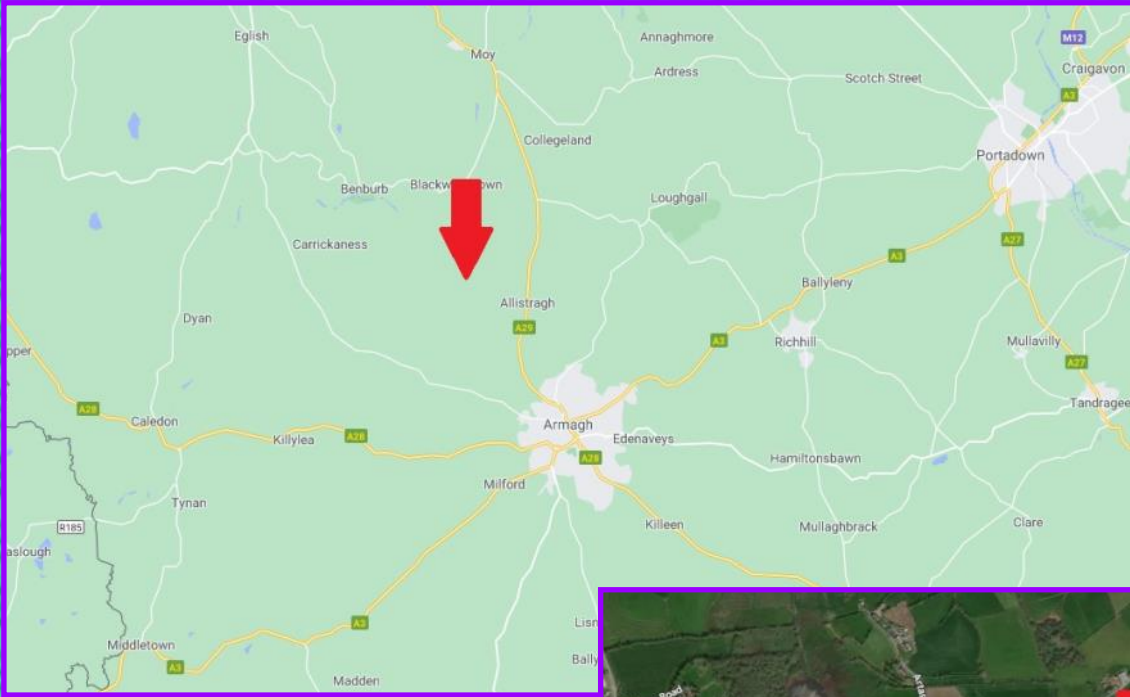
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Agricultural Lands—Indicative Boundary Map

Location Maps



FOR INDICATIVE PURPOSES ONLY

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