



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Exceptional C. 25.4 Acre Holding
With Derelict Dwelling Site Thereon

29 Cavanagarvan Road
Middletown, Armagh
BT60 3LL

AGRICULTURAL



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Location

This ideal holding is conveniently situated off the Cavanagarvan Road approximately 5 Minutes drive from the turnoff for Longnancy's on the Main Armagh- Monaghan Road in an extremely sought after agricultural district.

Description

The sale of this super farm presents a rare opportunity to acquire a piece of exceptional farmland in one of the most desirable agricultural locations across the province.

The Lands are divided into a range of manageable fields with 2 fronting onto the Cavanagarvan road and the remainder accessed via tarmac laneway off the County Road.

The plots are primarily at a natural sloping gradient facilitating free drainage and would be suitable for both cutting/grazing purposes.

As a further bonus the property boasts a derelict dwelling thereon which sits on an excellent elevated site and would be suitable for a replacement dwelling site. (subject to obtaining statutory approvals)

A high level of interest is expected in this property and therefore we would recommend all genuinely interested parties to contact our office at their earliest convenience.

All Viewings strictly by appointment only through our office.

Lots

The Vendor may consider offers on individual lots of the complete holding subject to offers and interest received.

VAT

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

Sale Details

Price on application.



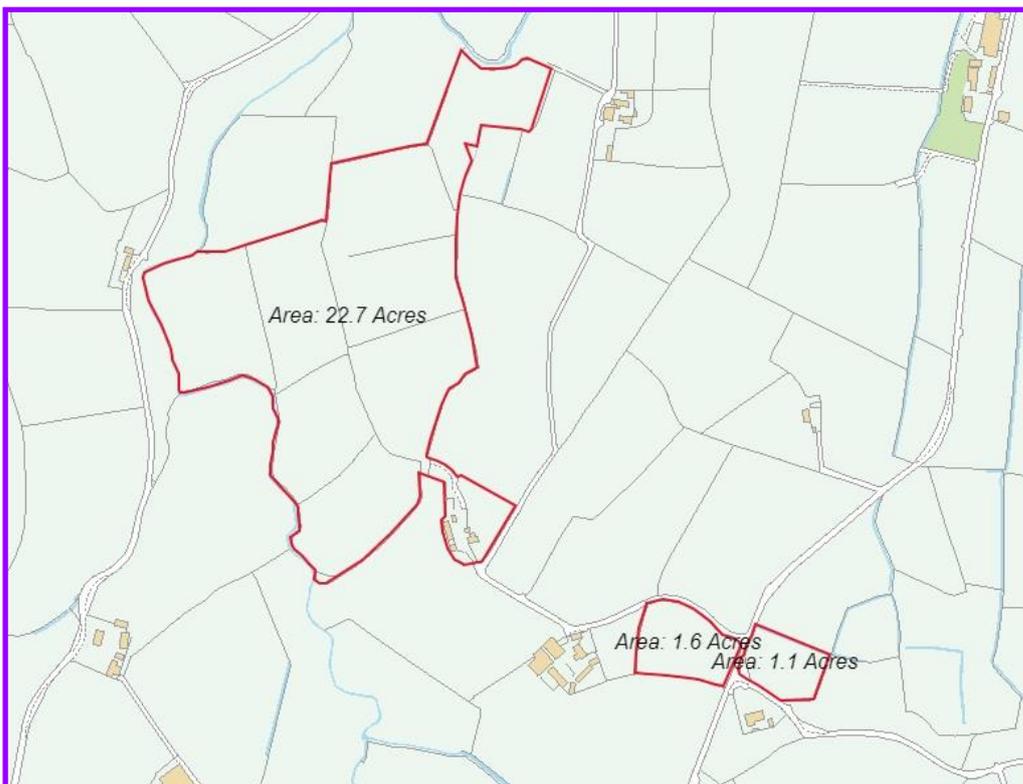


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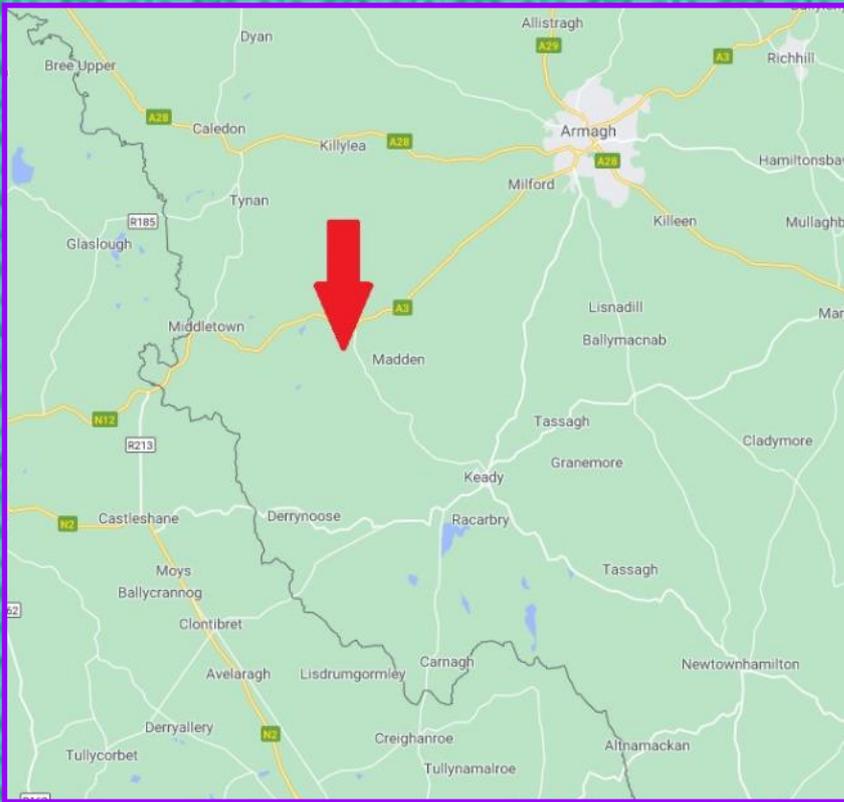
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Agricultural Lands—Indicative Boundary Map



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

E: info@nobleauctioneers.co.uk

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk

STEPHEN KEYS

M: 077 6242 7557

stephen@nobleauctioneers.co.uk



MISREPRESENTATION ACT 1967

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