



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Exceptional C. 20.2 Acre Holding

Lands at Killyruddan Road,
Hamiltonsbawn,
BT61 9SF

AGRICULTURAL



For Sale

Exceptional C. 20.2 Acre Holding

Lands at Killyruddan
Road,
Hamiltownsawn,
BT61 9SF

AGRICULTURAL



Location

This ideal holding is conveniently situated on the Killyruddan Road which is centrally located between Armagh and Hamiltownsawn in a highly sought after farming district.

The lands are approximately 4 miles east of Armagh and 1 mile north west of Hamiltownsawn.

Description

The property comprises an excellent parcel of agricultural lands benefitting from generous road frontage to the county road in a highly sought after area renowned for its top quality agricultural characteristics.

The holding which is comprised in one block includes a traditional covered silo and lean to shed as well as a useful concrete handling yard.

The parcel which is in a high state of production has excellent free draining qualities and is a typical example of the high standard of land in this locality. The lands are highly capable for either grazing or silage purposes.

VAT

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

Sale Details

Price on application.



R.A. Noble & Co.

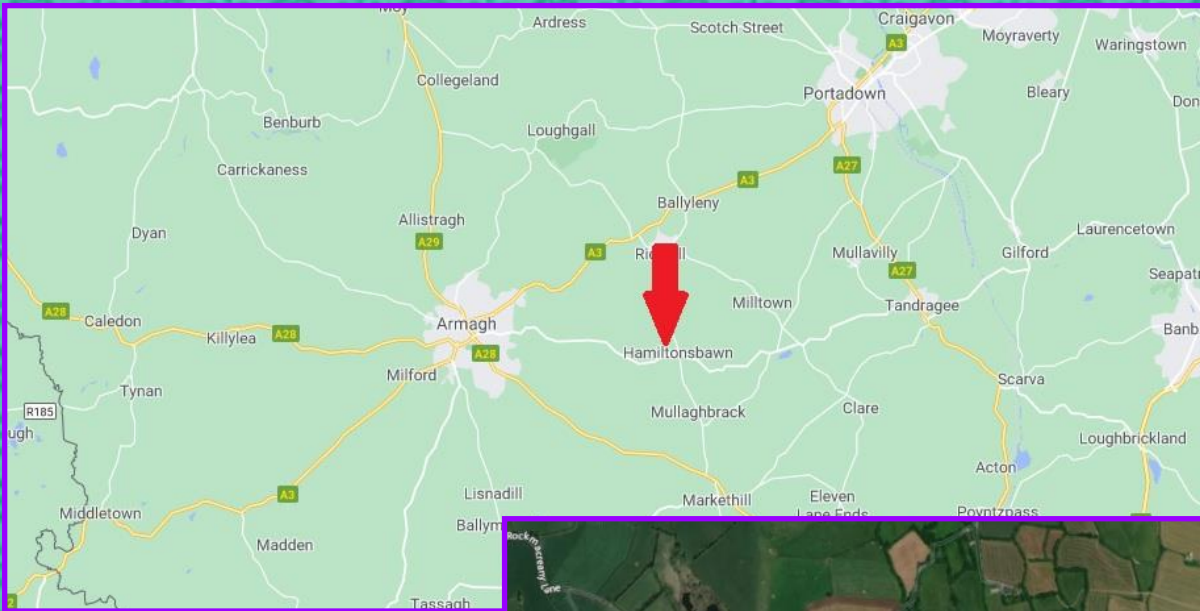
www.nobleauctioneers.co.uk



Agricultural Lands—Indicative Boundary Maps



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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.