



G/24/053

FOR SALE
TULLYET ROAD
NEWTOWNHAMILTON
CO ARMAGH

QUALITY LANDS EXTENDING TO APPROX 15.6 ACRES FOR SALE



Rare opportunity to attain approximately 15.6 acres of quality agricultural land convenient to Newtownhamilton and Newry Road.

Guide Price: Offers Over £235,000

Closing Date For Offers: 20th August 2024

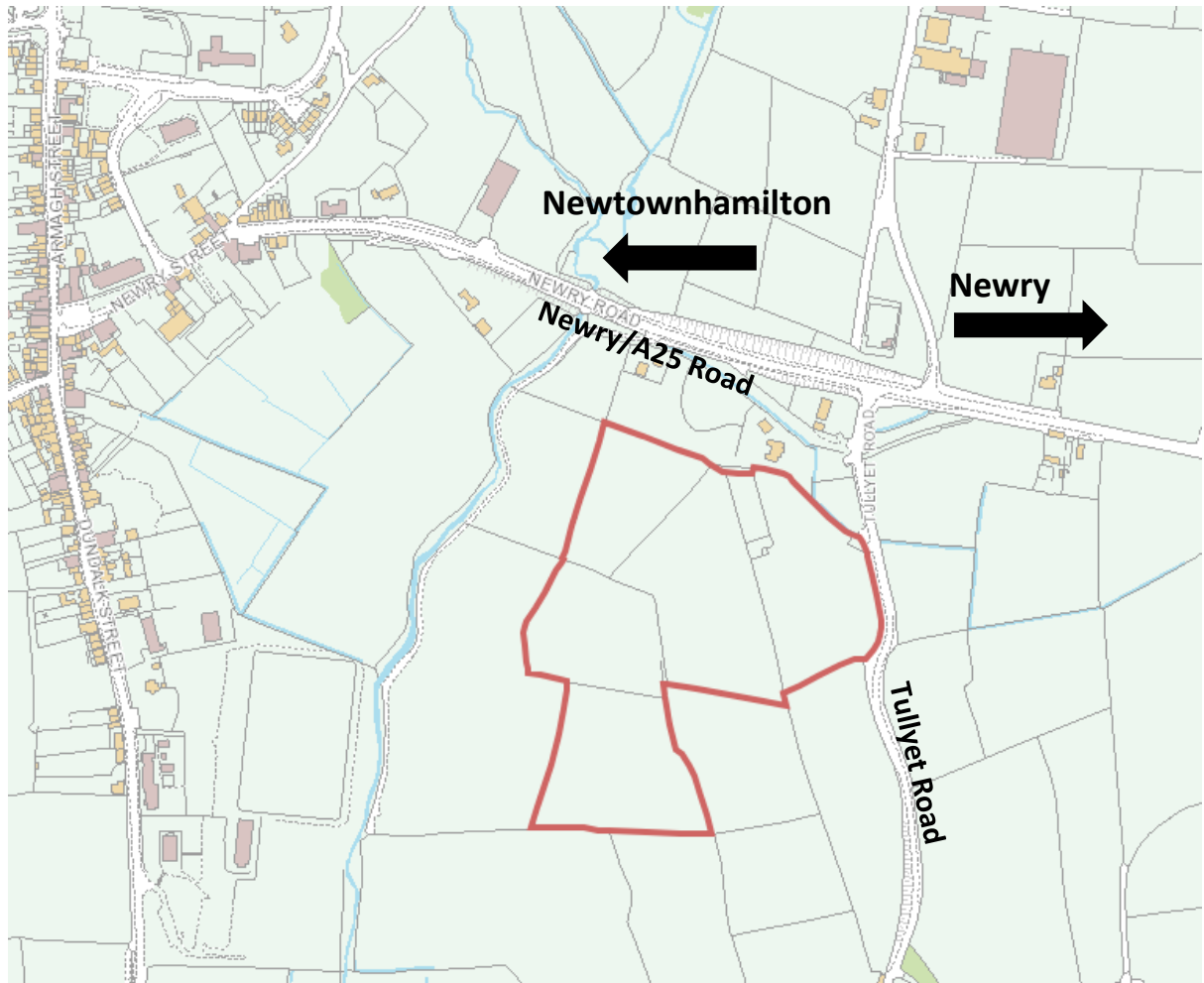
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Also at:- Armagh and Dundalk

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 Newtownhamilton take the Newry Road/A25 east, travel for approximately 0.4 miles before turning right onto the Tullyet Road and the subject lands are located on your right approximately 0.1 miles down the Tullyet Road.



❑ AREA

The lands extend to approximately 15.6 acres as shown on the attached map.

❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser on completion.

❑ VENDOR'S SOLICITOR

Karren McNally, Luke Curran & Co, Bank Buildings, 39 Hill Street Newry BT34 1AF karen@lukecurran.co.uk

❑ WATER

Whilst there are watercourses on these lands, the new owner would be responsible for establishing a new water meter at their own expense if required.

❑ PLANNING

There are currently no planning approvals or applications for building sites on these lands.

❑ SINGLE FARM PAYMENT

The Single Farm Payment entitlements are not included within the sale.

❑ 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 Over £235,000

❑ CLOSING DATE FOR OFFERS

Tuesday 20th August 2024.

MAP (FOR IDENTIFICATION ONLY)

