



G/24/054

**FOR SALE
SHANROD ROAD
BANBRIDGE BT32 5PG**

**VALUABLE FARM OF APPROX. 76.4 ACRE FOR SALE AS ONE OR MORE
LOTS**



This farm is situated approximately two miles from Katesbridge and six miles from Banbridge and 5.25 miles from the A1 south of Dromore. These lands include 2 approved building sites which maybe sold separately as preferred.

Guide Price: Offers Around £1,250,000

Closing Date For Offers: Wednesday 18th September 2024

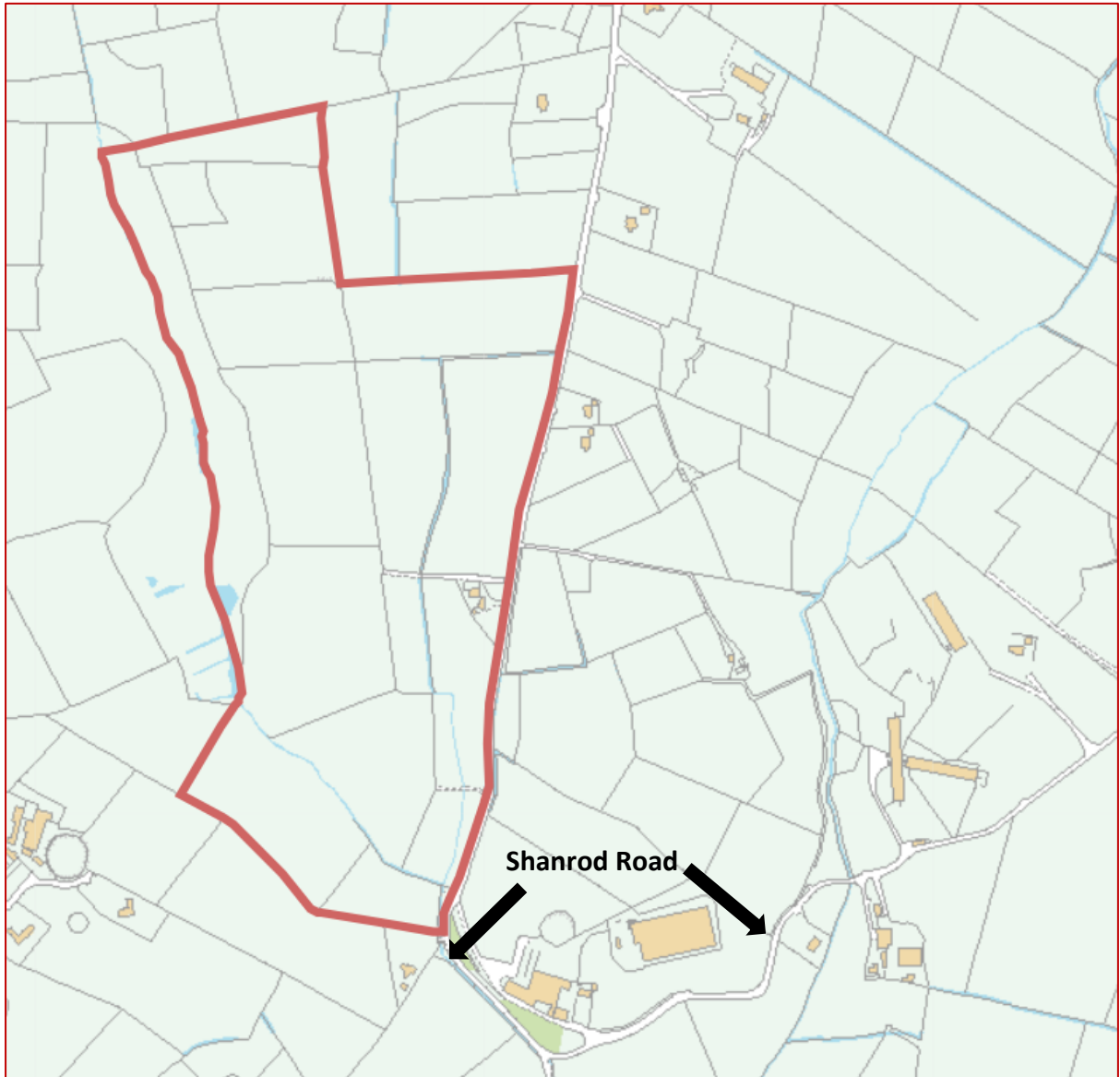
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Also at:- Armagh and Dundalk

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 Banbridge take the A50/Castlewellan Road approximately 5.8 miles to the T-junction with Castlevennon Road. Take left onto Castlevennon Road and first right onto Ballooleymore Road. Travel 0.7 miles to T-junction and turn left onto Shanrod Road, continue along for approximately 1 mile and the lands in sale are situated on your left-hand side.



❑ PLANNING

- (a) **Site No. 1 (26A)** - Full planning consent for a dwelling and garage was granted on 22nd December 2009 under planning ref: Q/2009/0489/RM. Work has commenced in order to retain the planning permission under Building Control Ref:- BR/2009/0457.
This site is situated at the north end of Field 12 accessed from existing lane.

- (b) **Site No. 2 (26)** - Full planning consent for a replacement dwelling of 26 Shanrod Road was granted on 19th August 2008 under planning ref: Q/2008/0291/RM
This site is located south of field 15 with frontage and access to Shanrod Road.
Building Control Ref – BR/2008/0229.

Intending purchasers are advised to read the conditions in the Planning Consent (and seek independent advice if necessary) before placing an offer with the agent.



(Map not to scale)

LAND REGISTRY

The lands in sale are comprised within Folios 12278, 17464, 45655, 12278 and DN195928 Co Down.

SINGLE FARM PAYMENT

Single farm payment entitlements will not be included within the sale.



❑ LOTS

Intending buyers who wish to acquire part of the lands may specify the Field Nos they prefer and offer accordingly as these lands have extensive road frontage and may be sub-divided.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ VACANT POSSESSION

The majority of the lands are currently let in crop until 1-11-24. Completion can take place on 1-11-24 or earlier should the successful purchaser wish to take over the existing conacre arrangement.

❑ VENDOR'S SOLICITOR

Cleaver Fulton Rankin Solicitors, 50 Bedford St, Belfast BT2 7FW.
info@cfrlaw.co.uk



❑ VIEWING

By inspection at any time.

❑ CLOSING DATE FOR OFFERS

Wednesday 18th September 2024

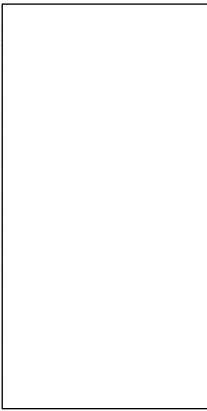
❑ GUIDE PRICE

Offers around £1,250,000

□ DAERA MAP



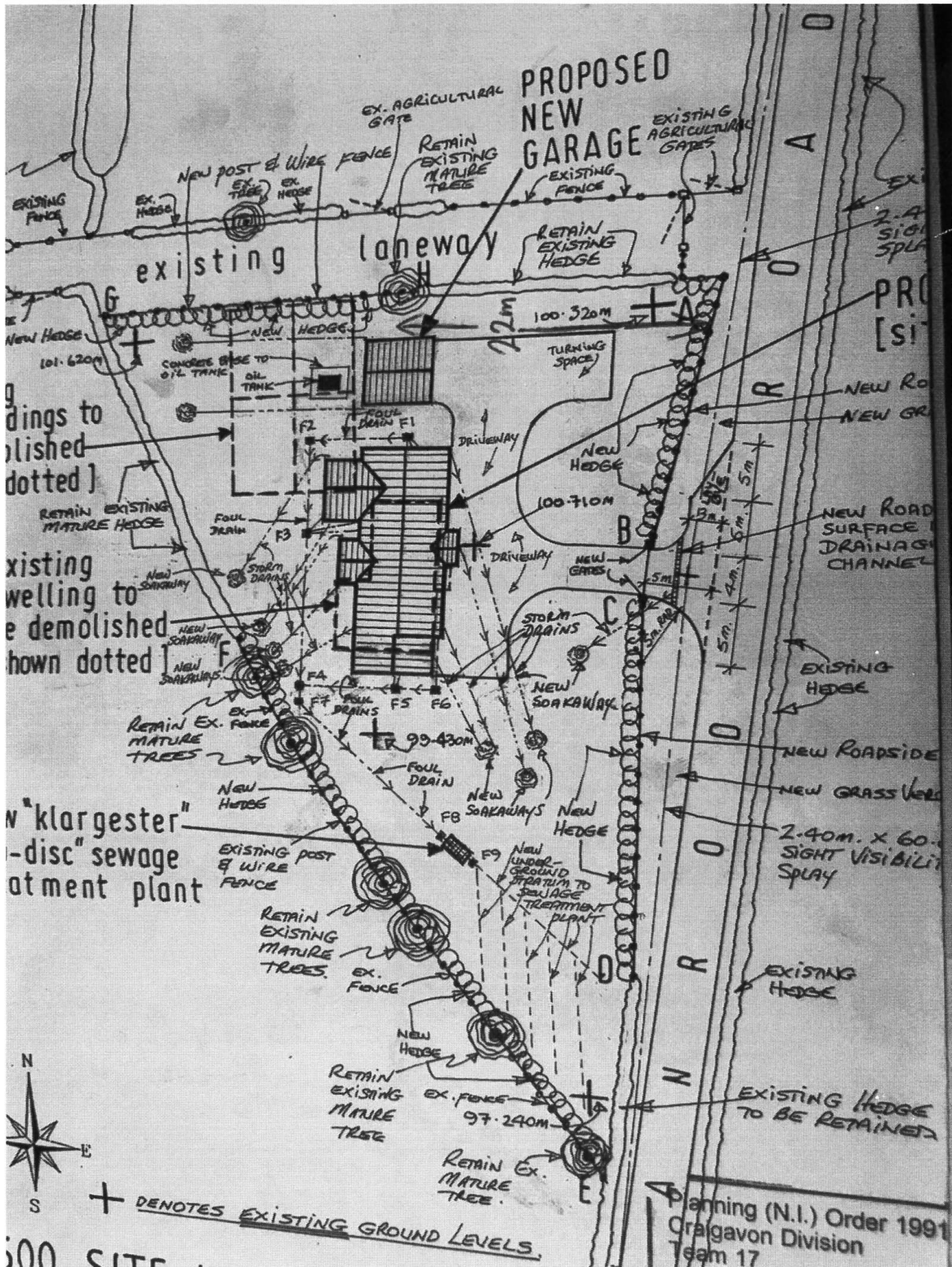
DAERA AREA SHEET



A	B	C	D	E	F	G	H	I	J
Field Number	Total Field Area (Ha)	Land Type	Field Classification	Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type of Change Applied	Field Status	Is Heather Present?	Townland
3/061/043/8	1.569	DA	PG		1.57	Boundary Change	Verified		Shannod
3/061/043/9	2.277	DA	PG		2.28	Boundary Change	Verified		Shannod
3/061/043/10	3.360	DA	PG		3.36	Unchanged	Verified		Shannod
3/061/043/11	0.658	DA	PG		0.66	Boundary Change	Verified		Shannod
3/061/043/12	0.872	DA	PG		0.87	Unchanged	Verified		Shannod
3/061/043/13	3.048	DA	PG		3.05	Unchanged	Verified		Shannod
3/061/043/14	2.166	DA	PG		2.17	Unchanged	Verified		Shannod
3/061/043/15	3.070	DA	PG	Ineligible Vegetation	0.098	Unchanged	Verified		Shannod
3/061/043/20	1.690	DA	PG		1.69	Unchanged	Verified		Shannod
3/061/043/21	2.504	DA	PG		2.5	Unchanged	Verified		Shannod
3/061/043/23	2.849	DA	PG	Ineligible Vegetation	0.090	Unchanged	Verified		Shannod
3/061/043/50	0.868	DA	PG		0.87	Unchanged	Verified		Shannod
3/061/043/51	2.584	DA	PG		2.58	Unchanged	Verified		Balloolymore
Total Area (Ha)	38.53				38.31				Balloolymore

□ SITE No.2 MAP

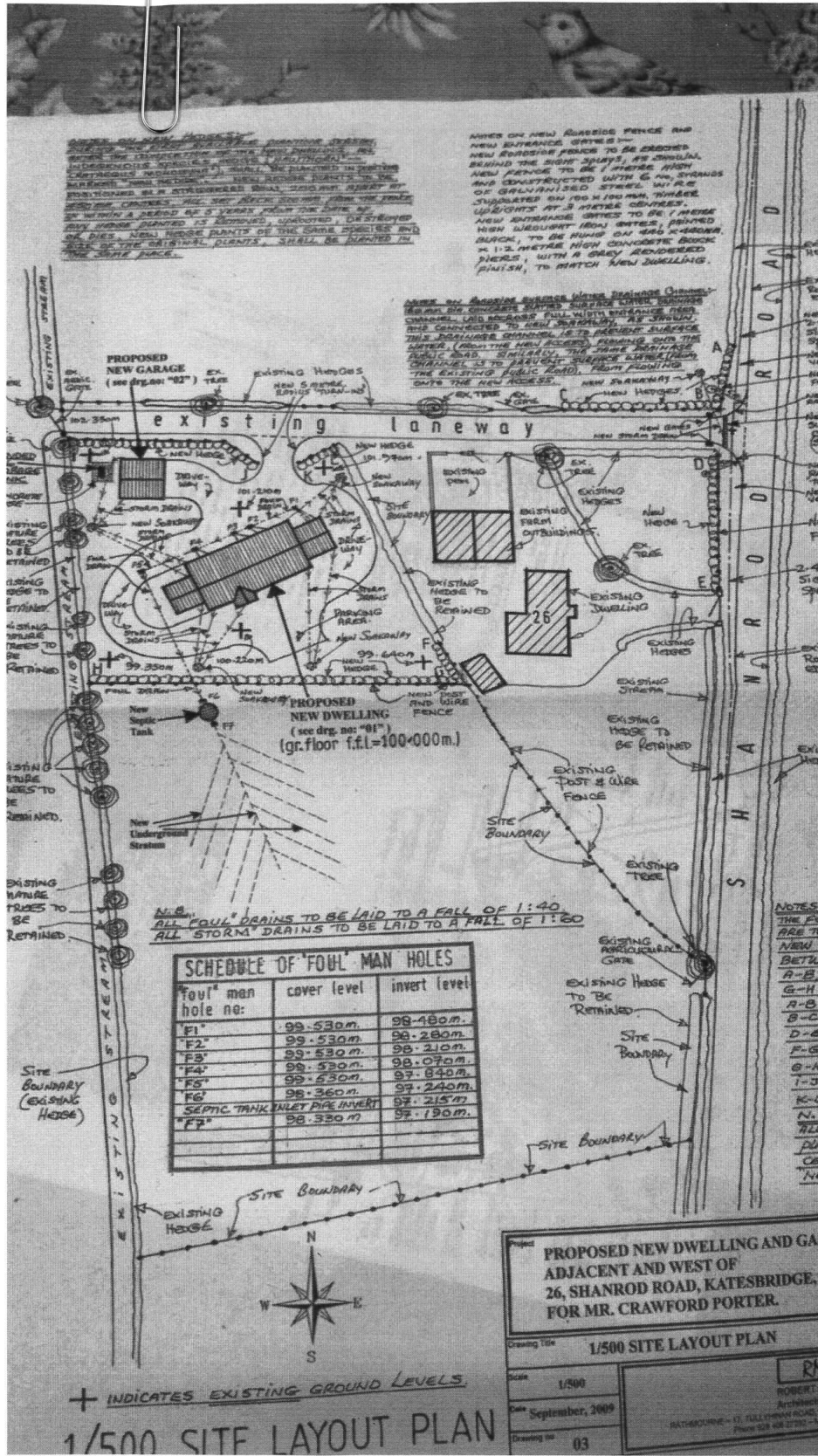
Rev



□ SITE No.1 MAP

Wecw

02009/0489/RM



NOTES:
THE FENCES TO BE NEW
BETWEEN A-B,
G-H,
A-B,
B-C,
D-E,
F-G,
G-H,
I-J,
K-L,
N-O,
P-Q,
R-S,
T-U,
V-W,
X-Y,
Z-AA