



G/24/061

FOR SALE
SCHOOL ROAD
BALLYRONEY
RATHFRILAND
CO. DOWN
BT32 5JF

HIGH CALIBRE LANDS IN A SIZEABLE BLOCK EXTENDING TO APPROXIMATELY 45.75 ACRES FOR SALE IN 1 OR MORE LOTS



A rare opportunity to acquire approximately 45.75 acres approximately 3.8 miles from Rathfriland.

Guide Price: Offers Around: £825,000
Closing Date for Offers: Tuesday 1st October 2024

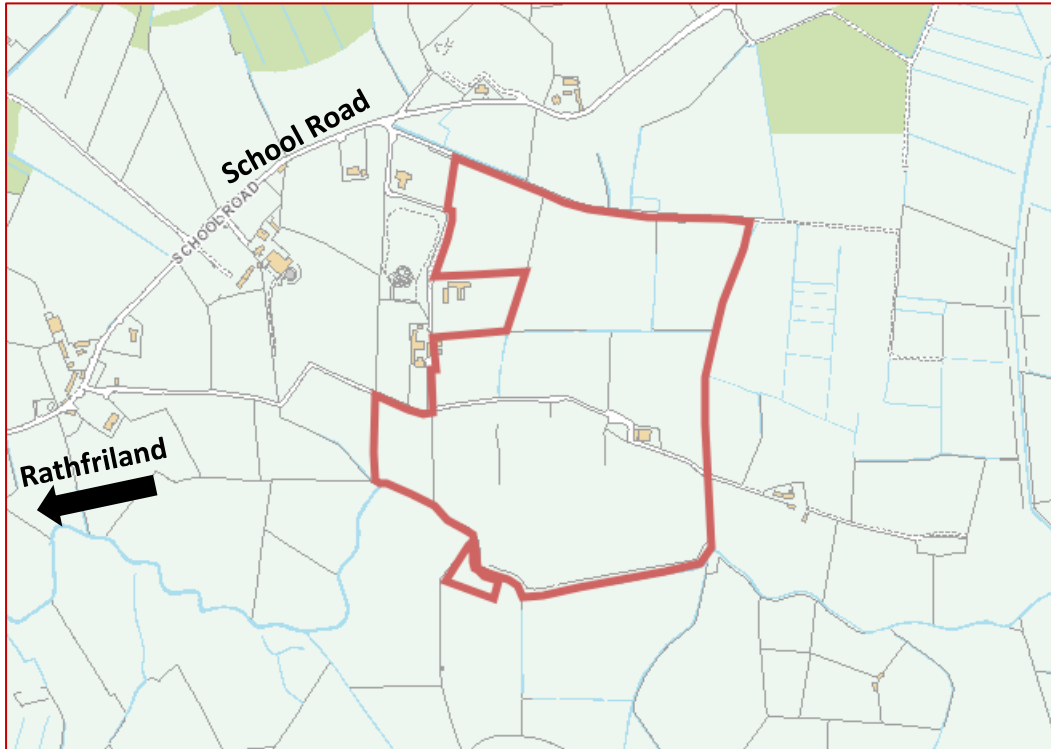
(028) 3026 6811
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BEST PROPERTY SERVICES (N.I.) LTD
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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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 Rathfriland, travel approx. 1.3 miles on A25/Castlewellan Road before turning left onto the Moneygore Road, travel along 1.2 miles before turning right onto the Bannfield Road after 0.2 miles turn left on the School Road, continue along for 1.1 miles before turning right and the subject lands are located on both the left- and right-hand side of the lane.



□ LAND REGISTRY

These lands are comprised within part of Land Registry Folios 23518 2 Pts Co Down. Plot B has not been occupied by the vendor or their tenants and whilst it is included in the overall acreage it is inaccessible from the land in sale.

□ SINGLE FARM PAYMENT

No entitlements available with the sale

❑ LOTS

In the event that interested parties prefer to acquire part of the land not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached copy DARD map.

❑ AREA

The lands extend to approximately 45.75 acres as shown on the attached DARD map.

❑ PLANNING

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

❑ WATER SUPPLY

In addition to watercourses bordering some fields there are also some cattle drinkers supplied from the mains.

❑ SEPTIC TANK

Field no 41 has a septic tank within slatted concrete cover and the occupier of the house to the west of the tank would have an easement to this septic tank.

❑ OUTBUILDINGS

In field no. 43 there is an agricultural lean too building which has a cattle crush to one side.



❑ VACANT POSSESSION

Vacant possession of the land will be granted to the successful purchaser(s) on completion.

❑ VENDOR'S SOLICITOR

Elaine McCullough, Fisher & Fisher, 1 Newry Street Rathfriland BT34 5PY,
elaine.mccullough@ffsolicitors.com

❑ 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

Suggested Lots

Lot 1: Agricultural Lands extending to 25.12 acres (Field No's 37, 39,40, 41, 42 & 43)

Offers Around £453,000

Lot2: Agricultural lands extending to 20.63 acre (Field No's 45 & 46)

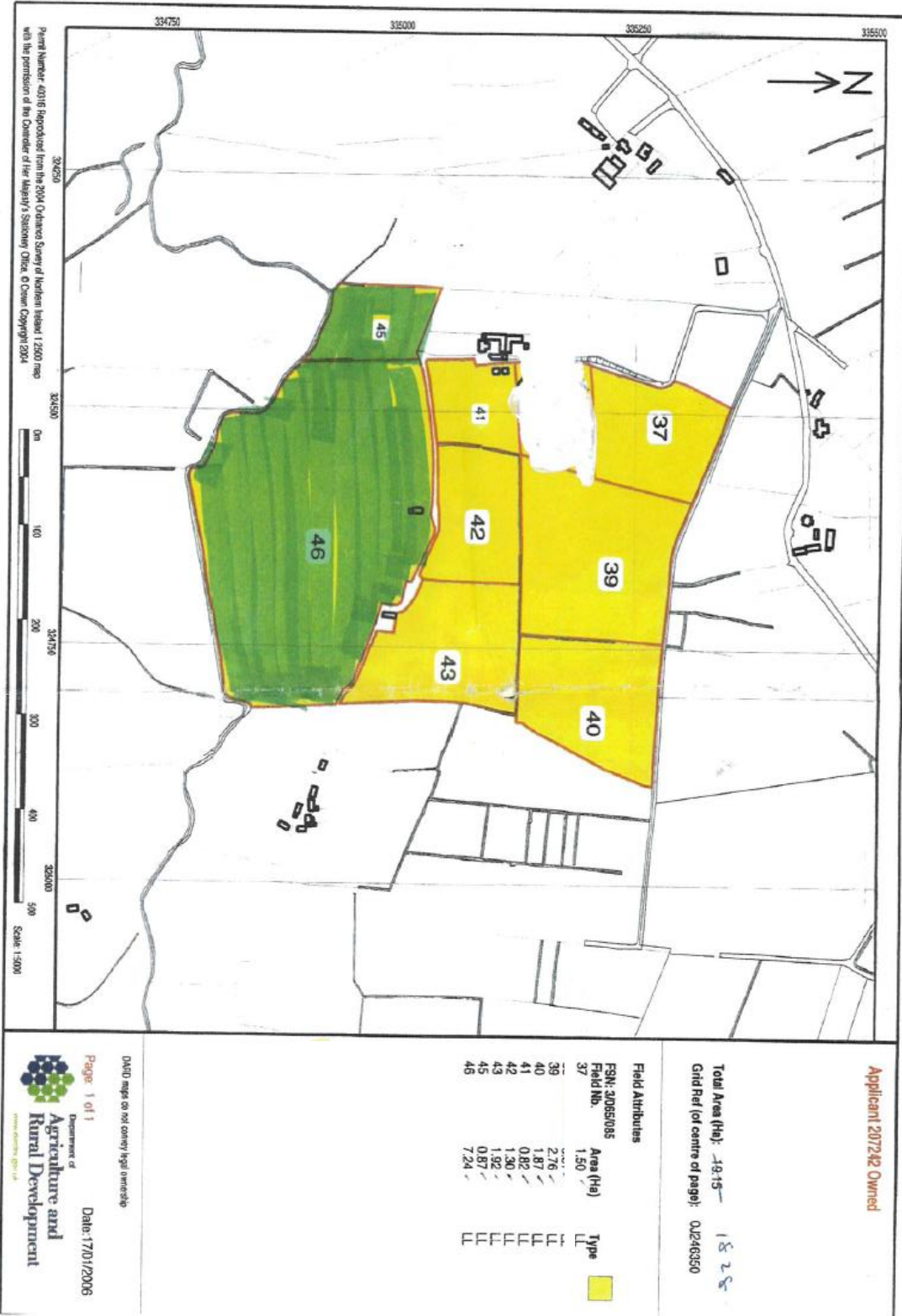
Offers around £372,000

Entire: Offers around: - £825,000

❑ CLOSING DATE FOR OFFERS

Tuesday 1st October 2024

DARD MAP



Applicant: 207242 Owned

Total Area (ha): 18.15
 Grid Ref (of centre of page): OJ246350

Plant Number - 40118 Reproduced from the 2004 Ordnance Survey of Northern Ireland 1:2500 map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2004

