



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: £650,000**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

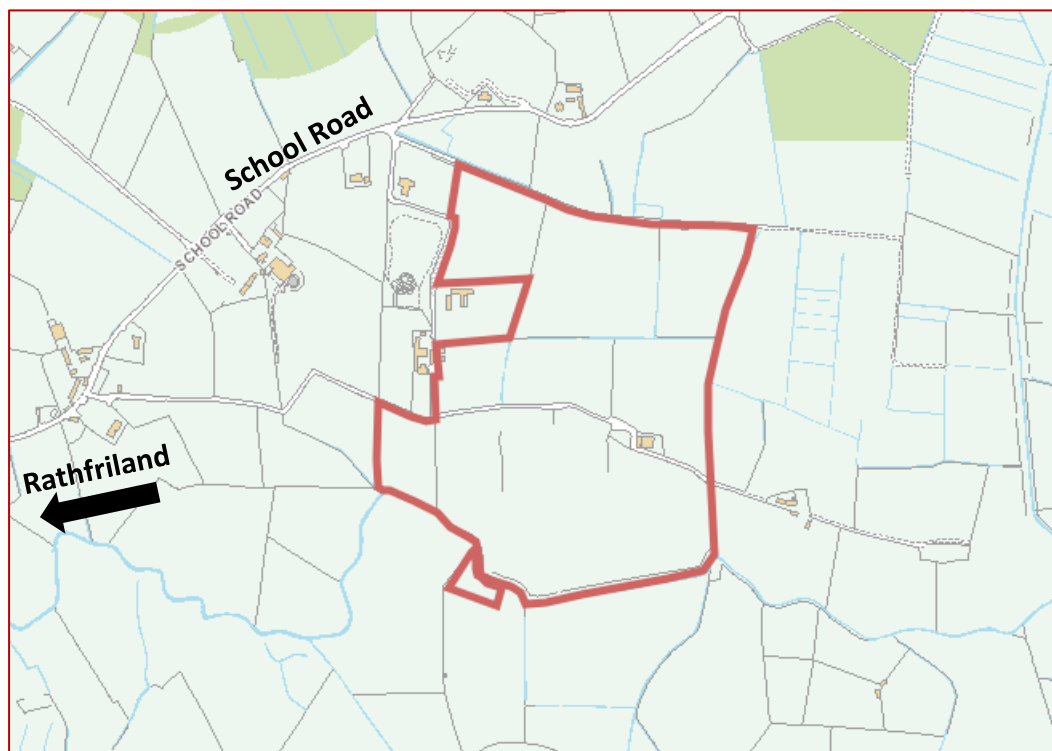
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
*Also at:- Armagh and Dundalk*

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**

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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**

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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**

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No entitlements available with the sale

## **❑ LOTS**

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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**

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

## **❑ PLANNING**

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

## **❑ WATER SUPPLY**

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

## **❑ SEPTIC TANK**

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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**

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



## **❑ VACANT POSSESSION**

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

## **❑ VENDOR'S SOLICITOR**

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Elaine McCullough, Fisher & Fisher, 1 Newry Street Rathfriland BT34 5PY,  
[elaine.mccullough@ffsolicitors.com](mailto:elaine.mccullough@ffsolicitors.com)

## **❑ VIEWING**

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By inspection at any time.





## ❑ OFFERS

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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

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Suggested Lots

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

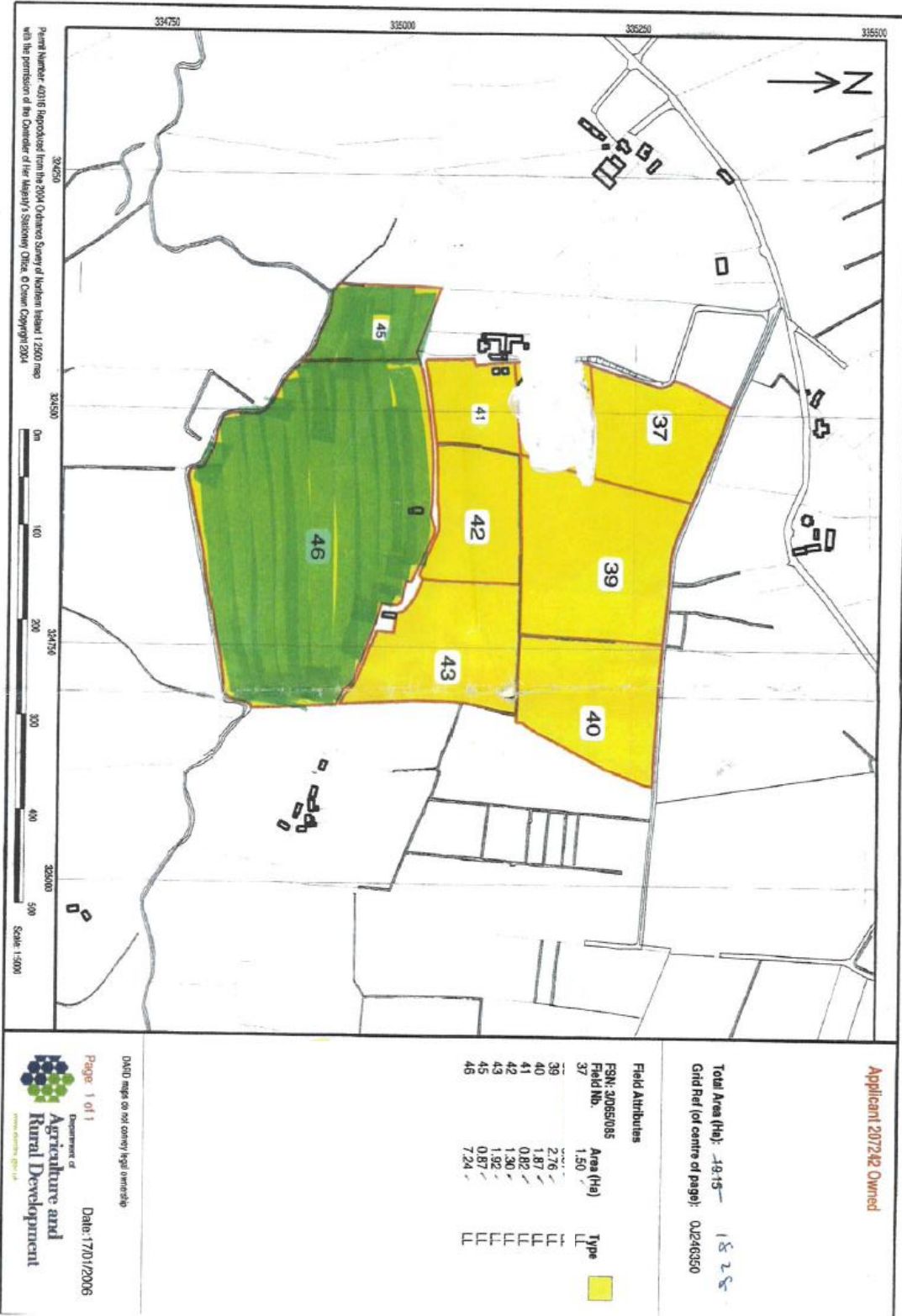
Offers Around £357,000

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

Offers around £293,000

**Entire:** Offers around: - £650,000

**DARD MAP**



**Applicant: 207242 Owned**

Total Area (Ha): **18.15**  
 Grid Ref (of centre of page): **02E46350**

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

# LAND REGISTRY MAP

