



G/24/059

FOR SALE
56 CORMEEN ROAD
KILLYLEA
CO. ARMAGH

**EXCELLENT RESIDENTIAL FARM EXTENDING TO APPROX. 20.42
ACRES FOR SALE AS ONE OR MORE LOTS**



**Unique opportunity to acquire an impressive residential farm on approx.
20.42 acres with the benefit of a farmyard.**

Guide Price: Offers Around: £745,000

Closing Date for Tenders: Thursday 26th September 2024

(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.

❑ FARMHOUSE – 56 CORMEEN ROAD KILLYLEA



Rarely does a small holding of this calibre come to the market. This well presented detached family home occupies a private site away from the hustle and bustle of daily life with the benefit of an adjoining garage and farmyard.

This property is conveniently located only 15 minutes drive from Armagh City and all amenities.

The farmhouse constructed around 1999 offers spacious living accommodation along with ample parking and internally comprises of a hall leading to three generous sized bedrooms, a kitchen/dining area, a reception room perfect for family, family bathroom, utility room and adjoining garage. The property benefits from a range of scenic views over the surrounding Co. Armagh countryside





❑ ACCOMMODATION & FLOOR PLAN

Accommodation: Entrance hall, Kitchen/dining area, reception room, three bedrooms, main bathroom, hot press, utility room, W/C and garage.

- Oil fired central heating
- Double glazed PVC windows throughout
- Access to roof space which may be suitable for conversion (Subject to planning).
- Spacious single car garage



□ ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

□ FARMYARD

The farm yard comprises of:-

- 3 bay slatted cattle house with feed passage
- Adjacent cattle collection pen with cattle crush
- 2 Link hard floor storage shed with small pony shed to the rear with external access.
- The farmyard is serviced with electricity, mains water and security lighting.

The farmyard is suitable for a range of enterprises and is conveniently surrounded by the land and adjacent farmhouse.

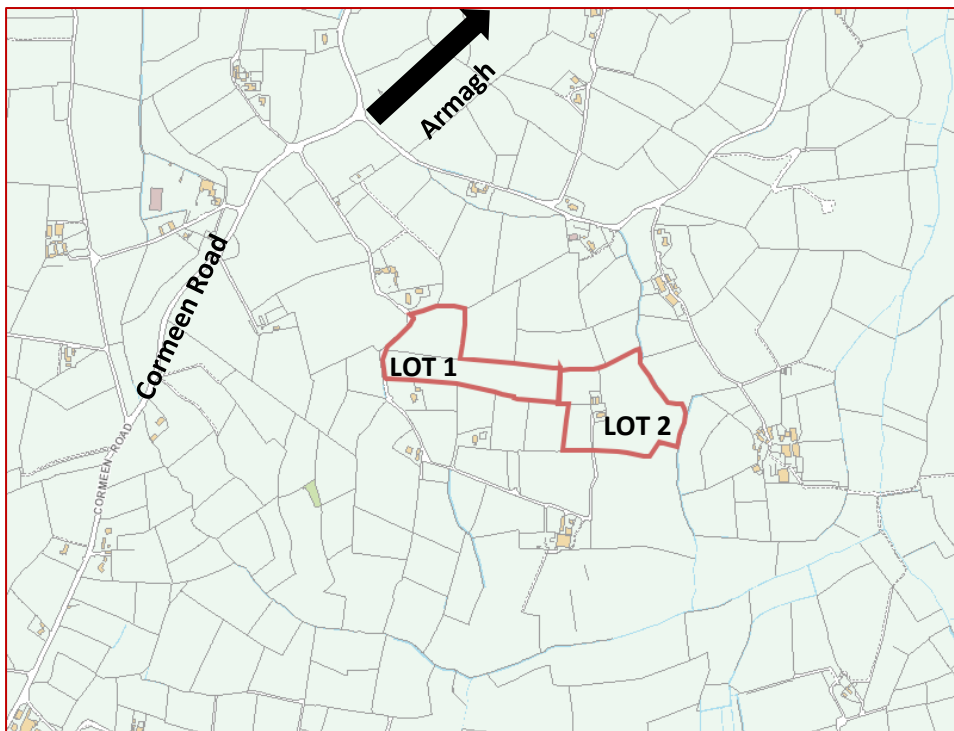


❑ AGRICULTURAL LAND

The land is currently let and is in good heart with the majority of the lands being reseeded and drained in recent years. The lands lie in a compact block within a close proximity to the farm steading.

❑ LOCATION

From Armagh travel on the A28/ Killylea road for approximately 3 miles, turn left onto the Cormeen Road continue along for 1.8 miles before turning left to stay on the Cormeen Road travel a further 0.9 miles and the subject property is at the end of the road.



❑ VACANT POSSESSION

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

❑ PLANNING

Planning consent had previously been approved in field 1 for a single dwelling obtained under the farm business number. This consent subsequently lapsed and was not renewed.

❑ WATER

The lands and house are serviced by a mains water supply however if lot 1 is purchased separately, the new buyer will be responsible for establishing their own mains water supply.

❑ VENDOR'S SOLICITOR

Geoffrey Blair, J.J Taylor & Co, 1 Mallview Terrace Armagh,
gblair@jytaylorsolicitors.com

❑ SINGLE FARM PAYMENT

Single farm payment entitlements may be negotiable at an additional figure to the sale price. The current SFP entitlements extend to a face value of £1670.

❑ LAND REGISTRY

These lands are comprised within folios 2245 & a 8781 2 Pts Co. Armagh



❑ TENDER PROCESS

Intending purchasers should complete the attached tender form below. The vendor is not bound to accept the highest tender amount received.

❑ VIEWING

House- By appointment with selling agent.
Lands- By inspection at any time.

❑ GUIDE PRICE

Lot 1: Fields 10 & 17B. 9.83 acres- Offers around £250,000

Lot 2: House, Farmyard & - Offers around £250,000
Fields 1, 2 & 6. 10.59 acres- Offers around £245,000
Lot 2 Entire- £495,000

Entire: Offers around:- £745,000

Lots: Intending buyers seeking to acquire parts of this farm are requested to specify their preferred field numbers when making their offer.

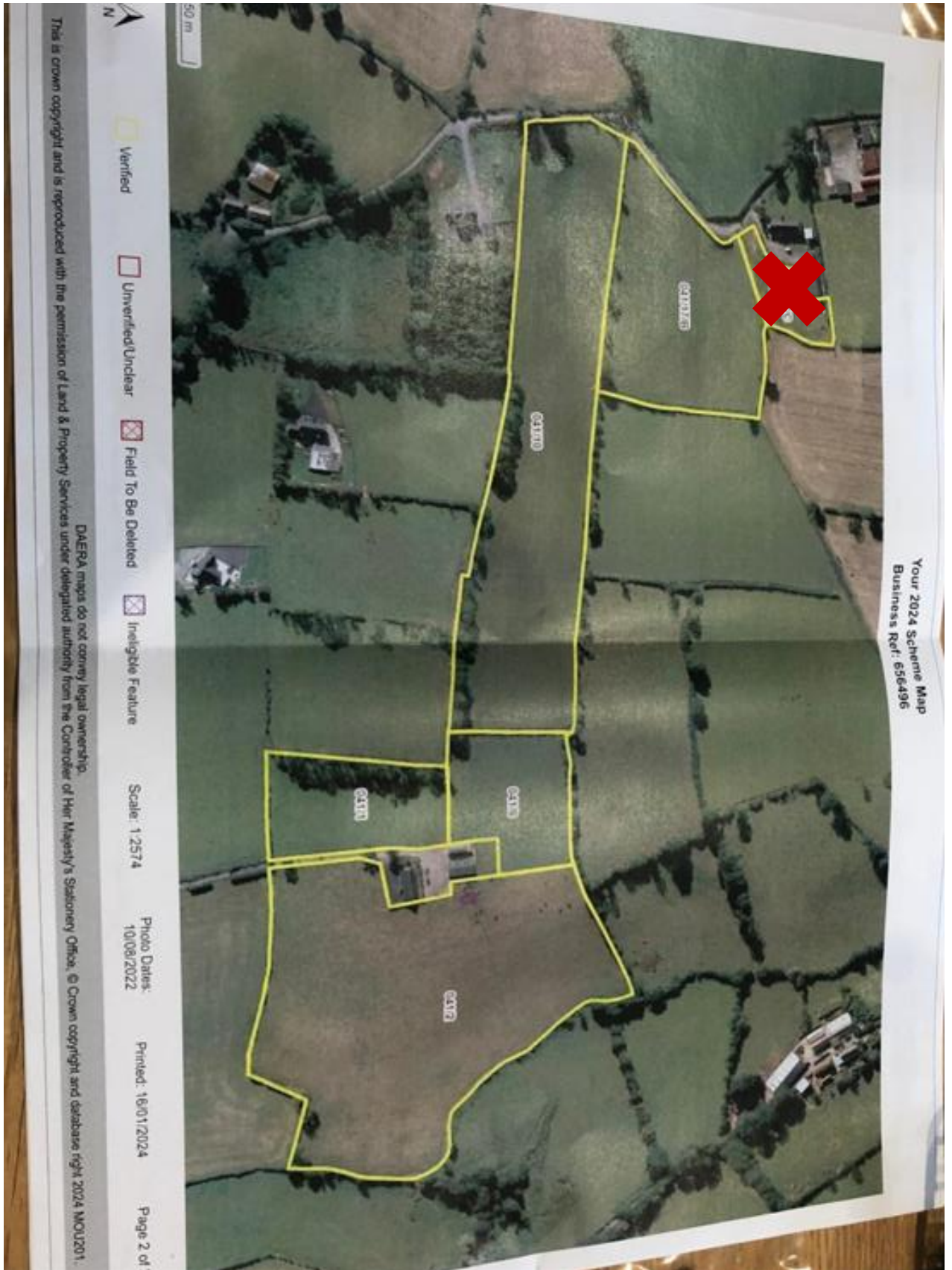
❑ CLOSING DATE FOR TENDERS

Thursday 26th September 2024

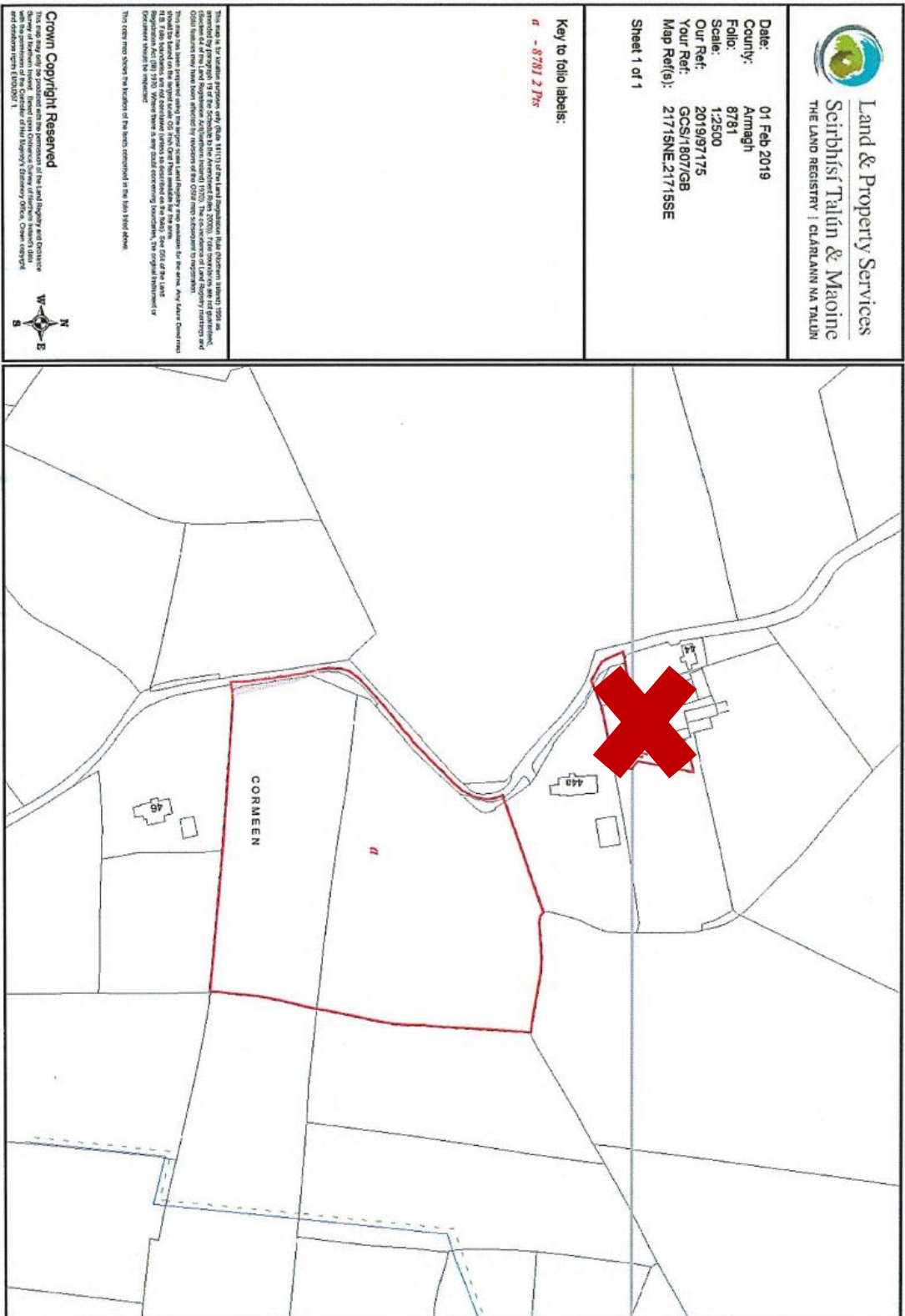
Your field data

Field number	Field Area (ha)	Land Type	Field Class	MEA (ha)	Usage	BPS Area (ha)
2/007/041/1	0.58	LL	PG	0.58	FR1	0.58
2/007/041/2	3.11	LL	PG	3.10	FR1	3.10
2/007/041/6	0.60	LL	PG	0.60	FR1	0.60
2/007/041/10	2.58	LL	PG	2.58	FR1	2.58
2/007/041/17/B	1.40	LL	PG	1.40	FR1	1.40

DAERA MAP



LAND REGISTRY MAPS



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**APPLICATION FOR PRIVATE TENDER
SUBJECT TO CONTRACT**

(A) PROPERTY

Address: _____

Offer: £

Confirmation in Words: _____

Confirm if Offer is for Entire Property Yes No

If Offer is for Part – Which Lot?

(B) CONFIRMATION OF FINANCE

Acting on behalf of the Vendor, we request that proof of available finance MUST accompany this tender application. This can be in the form of:-

Copy recent Bank Statement confirming funds available (or sight of same)

Or

Confirmation Letter from Bank Manager, Solicitor, Accountant, indicating that they are aware that you have sufficient monies to acquire this property

Or

Recent Letter of Offer of Finance from a Lending Institution, confirming amount of finance approved, TOGETHER with proof of remainder funds required to complete purchase (if successful).

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(C) CONDITIONS

1. Incomplete Tender Applications without acceptable proof of finance accompanying same will not be considered without further reference to you.
2. The Vendor is not bound to take the highest offer received, nor can this tender document be construed as part of any contract (contract denied). The Vendor may also withdraw the property from sale at any time before a binding “legal contract” has been signed by the vendor and the prospective purchaser.
3. All parties who submit a completed Tender will receive notification from the Agents within 10 working days of the closing Tender Date.
4. Tenders should either be posted by recorded delivery or hand delivered to 108 Hill Street, Newry before the stated deadline (and receipt obtained from Best Property Services).
5. In the event that a completed Tender is successful, the intending purchaser will be expected to provide to the agents within 48 hours of receiving confirmation of acceptable Tender the following:-
 - (a) 10% Deposit Payment (Paid Subject to Contract)
 - (b) Confirmation of Solicitor acting in purchase
 - (c) Photographic ID i.e. Driving Licence or Passport (For Money Laundering Compliance)
6. Completing of Condition 5 does not mean that a binding legal contract has been entered into.
7. Any dispute in relation to this Private Tender will be determined at the sole discretion of Best Property Services (NI) Ltd.

(D) APPLICANTS DETAILS

Name: _____

Address: _____

E-Mail Address: _____

Contact No.s _____