



FOR SALE

G.19.019

**NEWRY ROAD
FORKHILL
CO. ARMAGH**

**VALUABLE PARCEL OF AGRICULTURAL LAND EXTENDING TO
APPROX 47.5 ACRES FOR SALE IN 1 OR MORE LOTS**



**These lands have excellent road frontage onto the Newry and
Longfield roads and are situated only a short distance from
Forkhill.**

**Guide Price: Offers around £795,000
Closing Date For Offers: Thursday 10th October 2024**

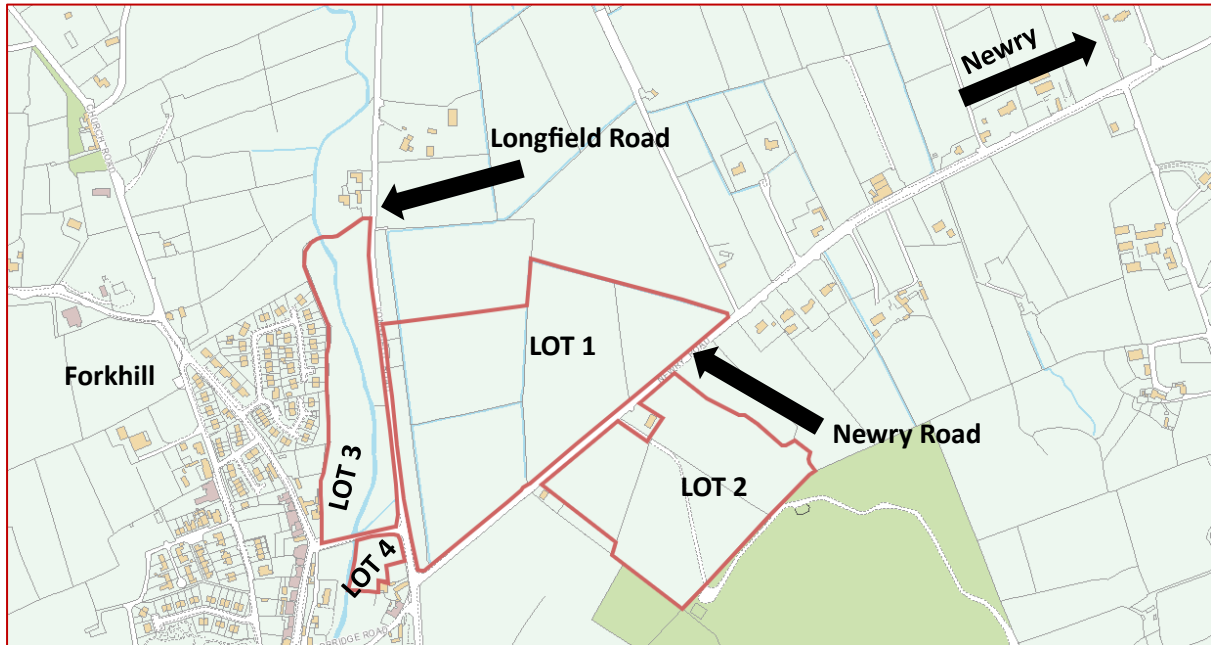
(028) 3026 6811
www.bestpropertyservices.com

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.

❑ LOCATION

From Newry take the Dublin Road and at the roundabout take the 3rd exit onto B113/Forkhill/Drumintee Road and follow the signs for Forkhill for approximately 6.5 miles before coming to the junction at the Newry/Longfield Road and the lands are on both sides of the road.



❑ AREA

The lands extend to approximately 47.5 acres as shown on the attached maps. The lands have numerous access points, off the Newry Road and the Longfield Road.

❑ PLANNING

There are currently no planning approvals or applications for building sites on these lands. Both Lot 3 & Lot 4 lie adjacent to the existing development zone line as per the Area Plan Map.

❑ LAND REGISTRY

The lands in sale are comprised within Folios 30439, AR94278, 13156 & 12440 Co. Armagh.

❑ VACANT POSSESSION

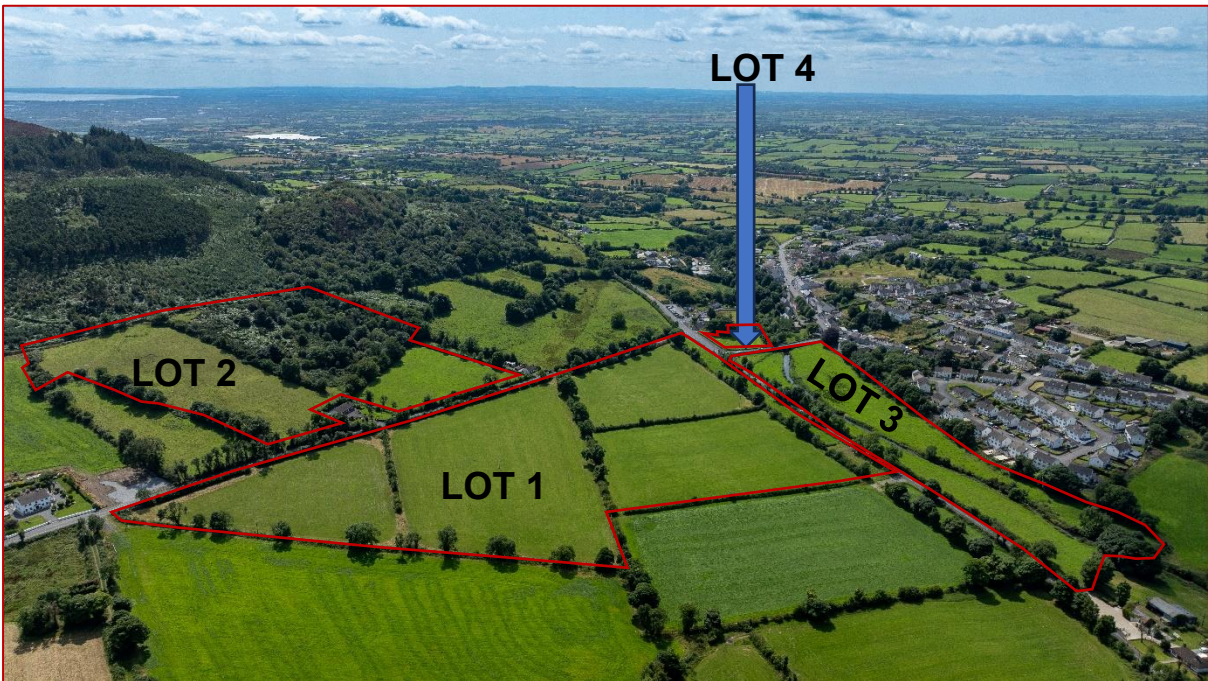
Vacant possession will be granted to the successful purchaser on completion.

❑ SINGLE FARM PAYMENT

There are no SFP entitlements available with the sale of these lands.

❑ GAS PIPELINE

There is an easement across the rear of fields 3 & 4 (Lot 1) in favour of a gas pipeline easement, these are indicated on the land registry map.



❑ VENDOR'S SOLICITOR

McEvoy Sheridan Solicitors, 334 Ormeau Road Belfast, Co Antrim, BT72HL,
belfast@mcevoysheridan.co.uk

Cormac McDonnell, McNamee McDonnell Solicitors, 10 New Street, Newry
Co. Down BT35 6JD cormac@mmdsolicitors.co.uk

❑ VIEWING

By inspection at any time.

❑ 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 Spatial map.

❑ 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

Lot 1- Agricultural lands extending to approximately 23.5 acres (Fields 2,3,4,5& 6)
Offers Around: £475,000

Lot 2- Agricultural lands extending to approximately 14.4 acres (Fields 7,8 & 9)
Offers Around: £175,000

Lot 3- Agricultural lands extending to approximately 8.6 acres (Field 1)
Offers Around: £115,000

Lot 4- Agricultural lands extending to approximately 1 acre (Hen Field)
Offers Around: £30,000

Entire- Offers In the region of £795,000

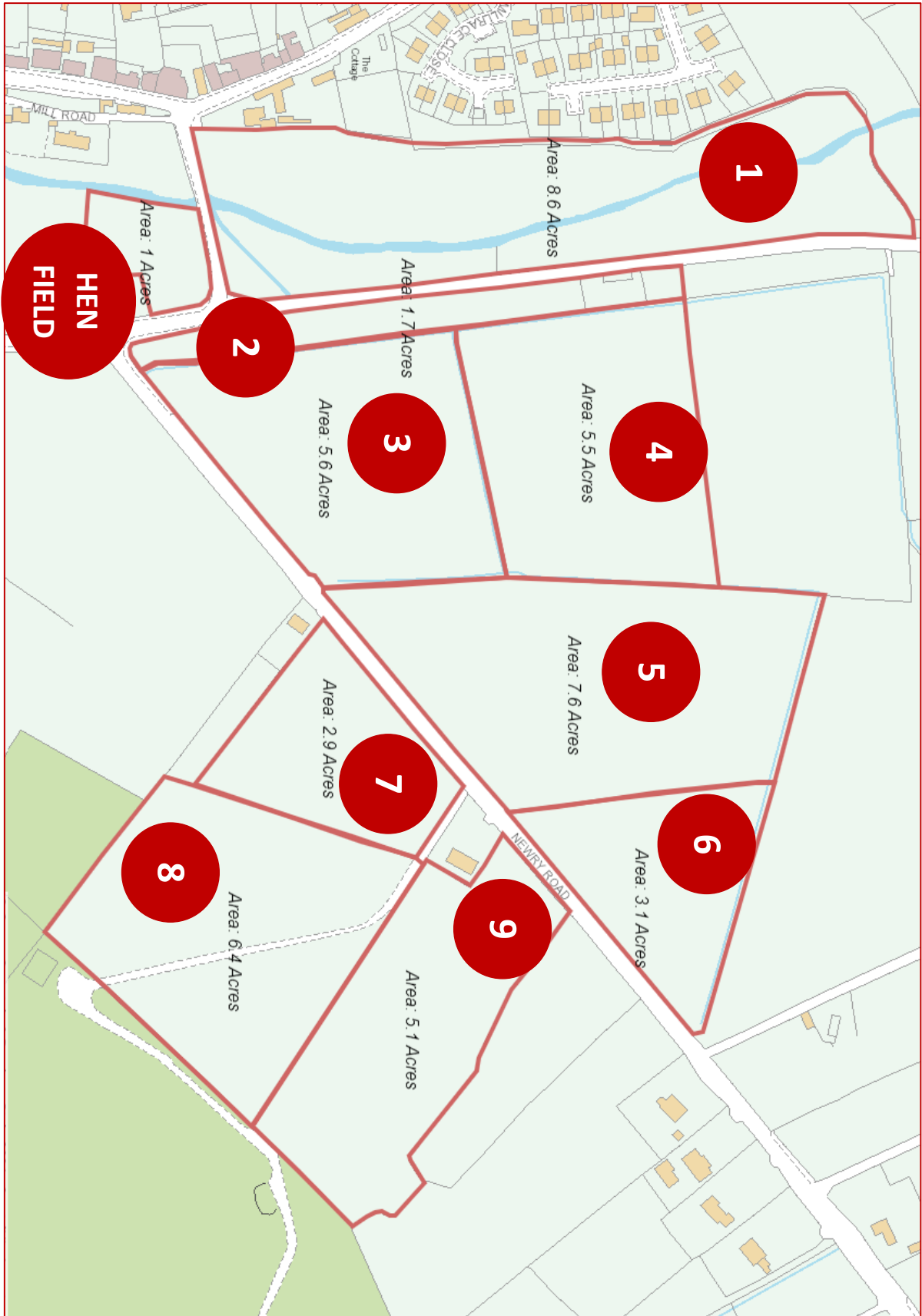
❑ CLOSING DATE FOR OFFERS

Thursday 10th October 2024

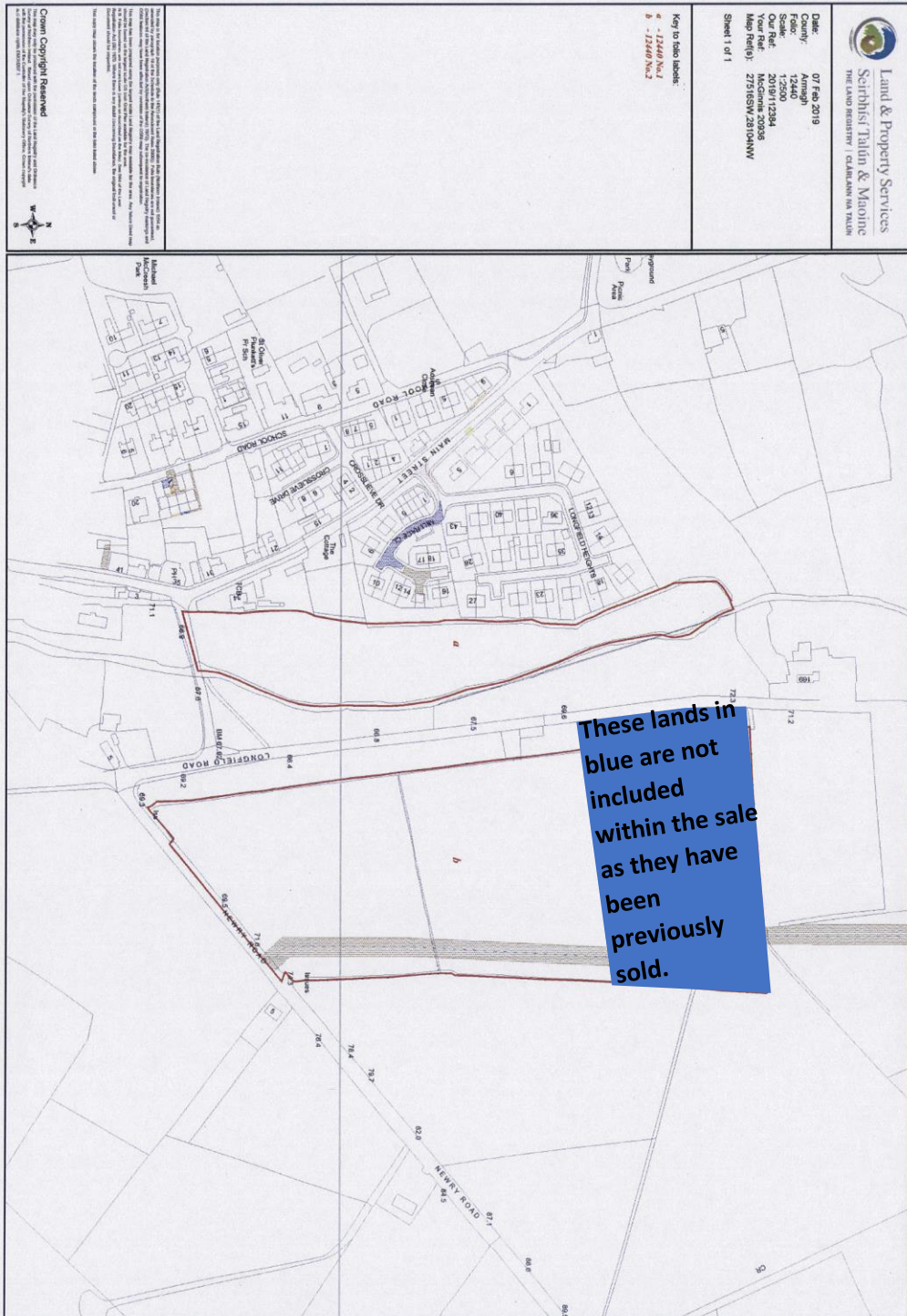
❑ JOINT AGENCY

Mr G. O'Hare, Bradley NI, 30 Monaghan Street, Newry Co.Down, BT35 6AA

□ SPATIAL MAP (FOR IDENTIFICATION ONLY)



LAND REGISTRY MAPS

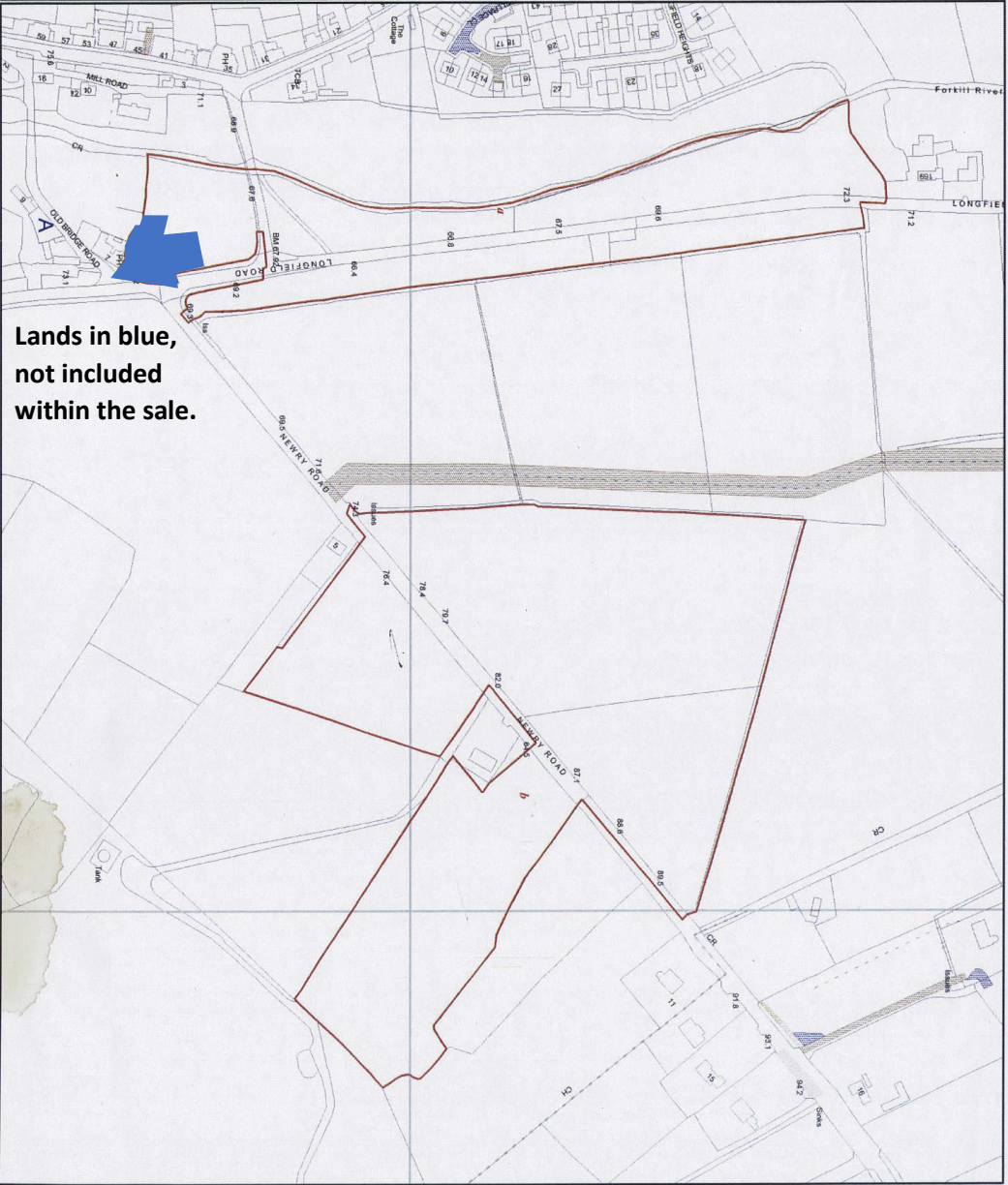


Date: 07 Feb 2019
 County: Armagh
 Folio: 13156
 Our Ref: 2019/112317
 Your Ref: McGinnis 20836
 Map Ref(s): 27516SW, 27516SE, 28104NW,
 28104NE
 Sheet 1 of 1

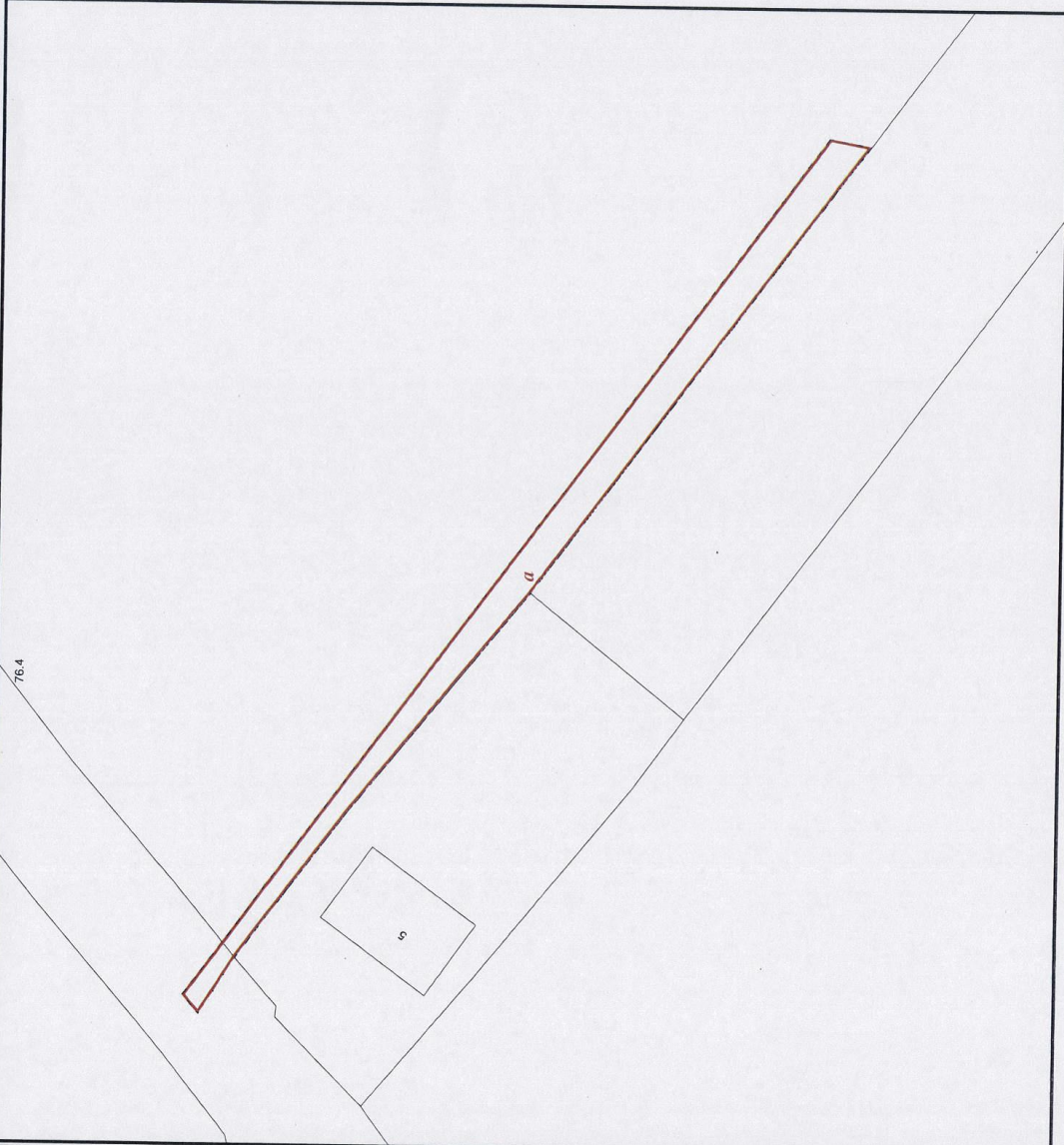
Key to folio labels:
 a - 13156.3.1b
 b - 13156.3.2


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**Lands in blue,
 not included
 within the sale.**





Land & Property Services
 Seirbhís Talún & Maoine
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 07 Feb 2019
 County: Armagh
 Folio: 30439
 Scale: 1:500
 Our Ref: 2019/112367
 Your Ref: McGinnis 20936
 Map Ref(s): See Map Sheet 1
 Clarification Sheet 1 for map sheet 1

Key to folio labels:
a - 30439

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This copy map shows the location of the lands contained in the folio listed above.



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Land & Property Services
Seirbhís Talún & Maoiné
THE LAND REGISTRY | CLARLANN NA TALÚN

Date: 07 Feb 2019
County: Armagh
Folio: AR94278
Scale: 1:2500
Our Ref: 2019/112362
Your Ref: McGinnis 20936
Map Ref(s): 27516SW, 27516SE, 28104NW,
28104NE
Sheet 1 of 1

Key to folio labels:
a - **AR94278**

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This copy map shows the location of the lands comprised in the title listed above.

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