



G/24/067

FOR SALE
45 TYRONES DITCHES
POYNTZPASS
NEWRY
BT35 6RS

**VALUABLE BUNDALOW WITH LANDS EXTENDING TOO APPROX.
1.6 ACRES FOR SALE AS ONE OR MORE LOTS**



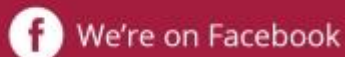
This attractive property comes with prime land and is located only a short distance from Poyntzpass village.

Guide Price: Offers Around: £ 165,000

Closing Date for Offers: Tuesday 22nd October 2024



108 Hill Street, Newry
BT34 1BT, N. Ireland



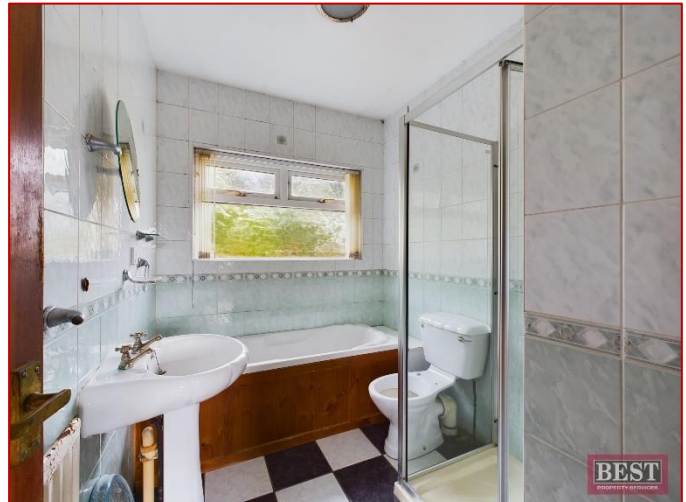
Tel: 028 3026 6811
info@bestpropertyservices.com
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❑ PROPERTY DESCRIPTION


Situated in the heart of the picturesque and peaceful Co. Armagh countryside is this attractive small holding with some adjacent prime agricultural land.

This country residence built in approx. 1975 whilst in need of some sympathetic restoration throughout will make an ideal home once restored to its former glory. Externally there is a large garden (circa 0.4 acres) with adequate parking

The property is located only a short distance of 2 miles from the popular village of Poyntzpass and only 5 miles from the A1.



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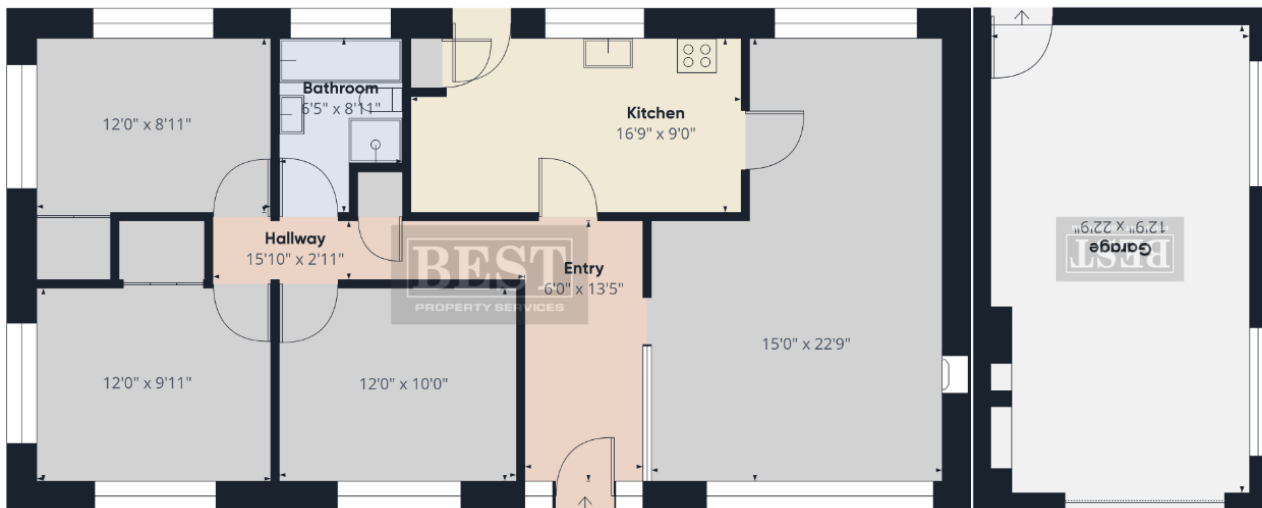
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❑ ACCOMMODATION & FLOORPLAN

Internally the entrance hall leads to the kitchen with an adjacent generously sized L-shaped living room, further down the hall there is a hot press, main family bathroom and three spacious bedrooms two of which have convenient built in storage units. Attached is a sizeable single car garage with w/c.

- Oil fired central heating
- Double glazed windows throughout



Approximate total area


1301,68ft²

❑ FINANCE

Due to the low EPC rating on this house any offers placed with the agent need to be on the basis of a mortgage not exceeding £100,000 for the entire. Intending buyers should note that some lenders will not lend against a property with this low EPC rating, and they should discuss this with their mortgage broker.



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□ ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

The graph shows this property's current and potential energy rating.

□ VENDORS SOLICITOR


Clare Ferguson, Fisher Mullan, 8 Trevor Hill Newry Co.Down BT34 1DN

□ VACANT POSSESSION

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



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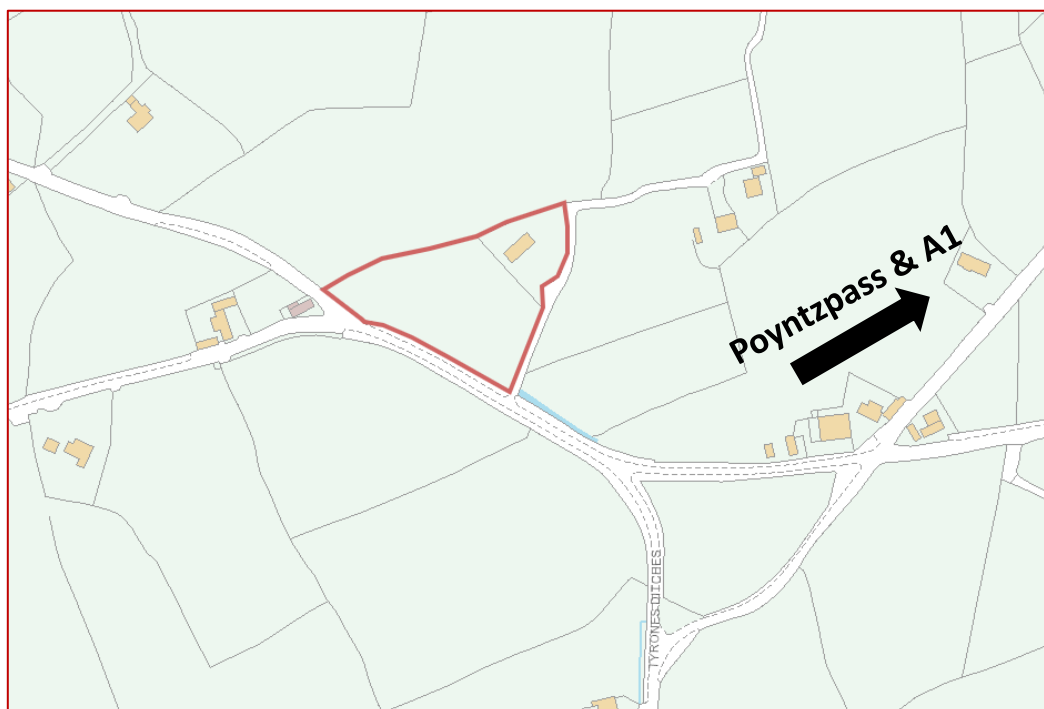
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□ LOCATION

From Poyntzpass head Northwest on the Tannyoky Road for approximately 0.6 miles before taking a slight left onto the Tullynacross Road, continue along for 1.6 miles before turning right onto Tyrone's Ditches and the subject property is located on your right approx. 0.4 miles away.



□ PLANNING

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

□ WATER & ELECTRICITY

Both the lands and house have a mains water connection. The house has recently had an independent electric meter installed.



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❑ SINGLE FARM PAYMENT

No SFP entitlements available with the sale.

❑ VIEWING

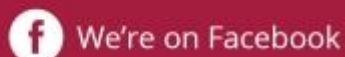
House- By appointment with selling agent.
Lands- By inspection at any time.

❑ 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.



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❑ GUIDE PRICE

Lot 1 House: Extending to approximately 0.4 acres

Offers Around £125,000

Lot 2 Lands: Extending to approximately 1.6 acres

Offers Around £40,000


Entire: Offers around £165,000

❑ CLOSING DATE FOR OFFERS

Tuesday 22nd October 2024



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❑ HISTORIC DRONE PHOTOGRAPHS



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