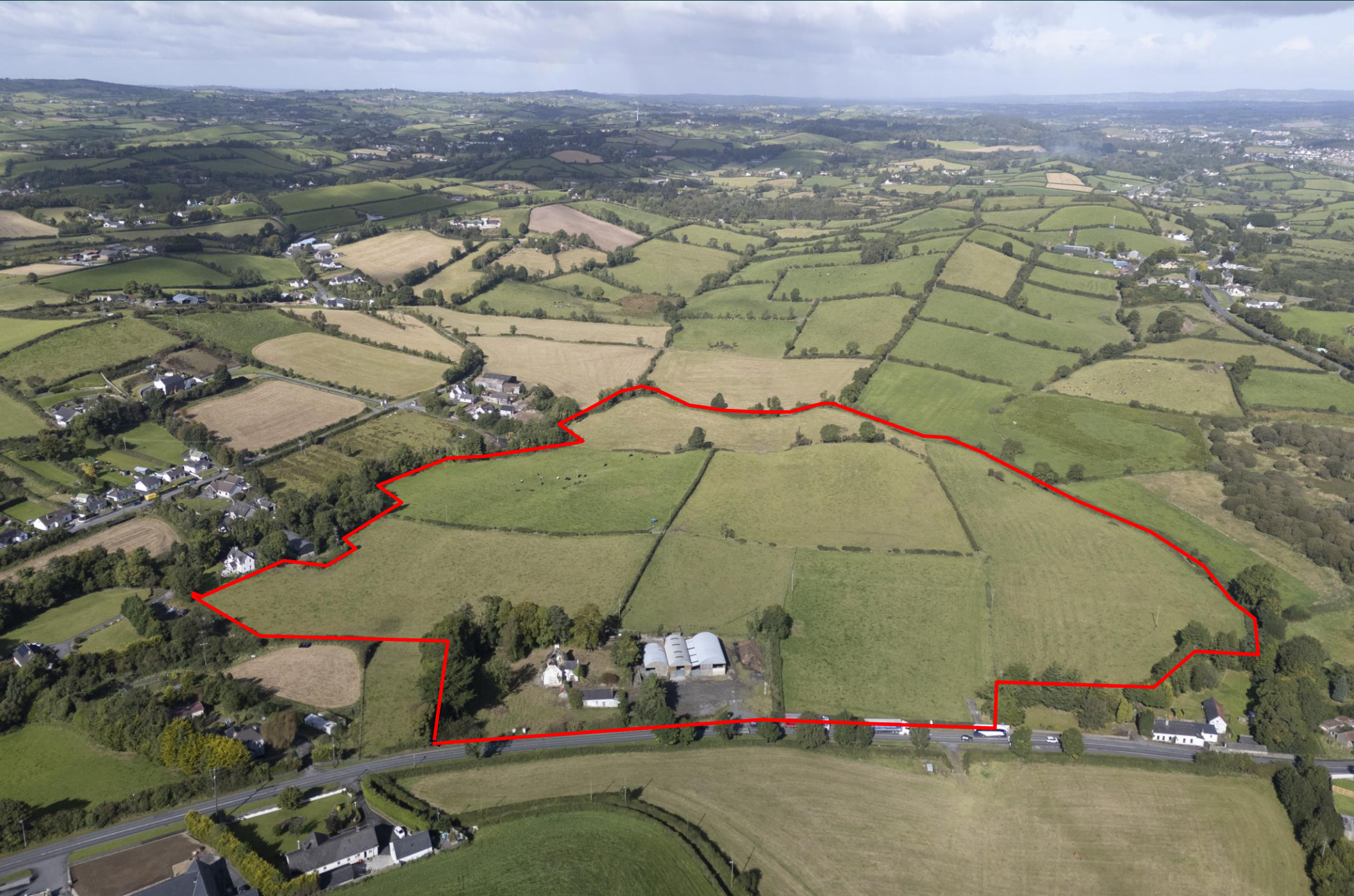


37 ACRES OF AGRICULTURAL LANDS FOR SALE

LANDS AT NEWCASTLE ROAD, DRUMANESS

CBRE NI
PART OF THE AFFILIATE NETWORK



37 ACRES OF AGRICULTURAL LANDS FOR SALE

NEWCASTLE ROAD, DRUMANESS, BT24

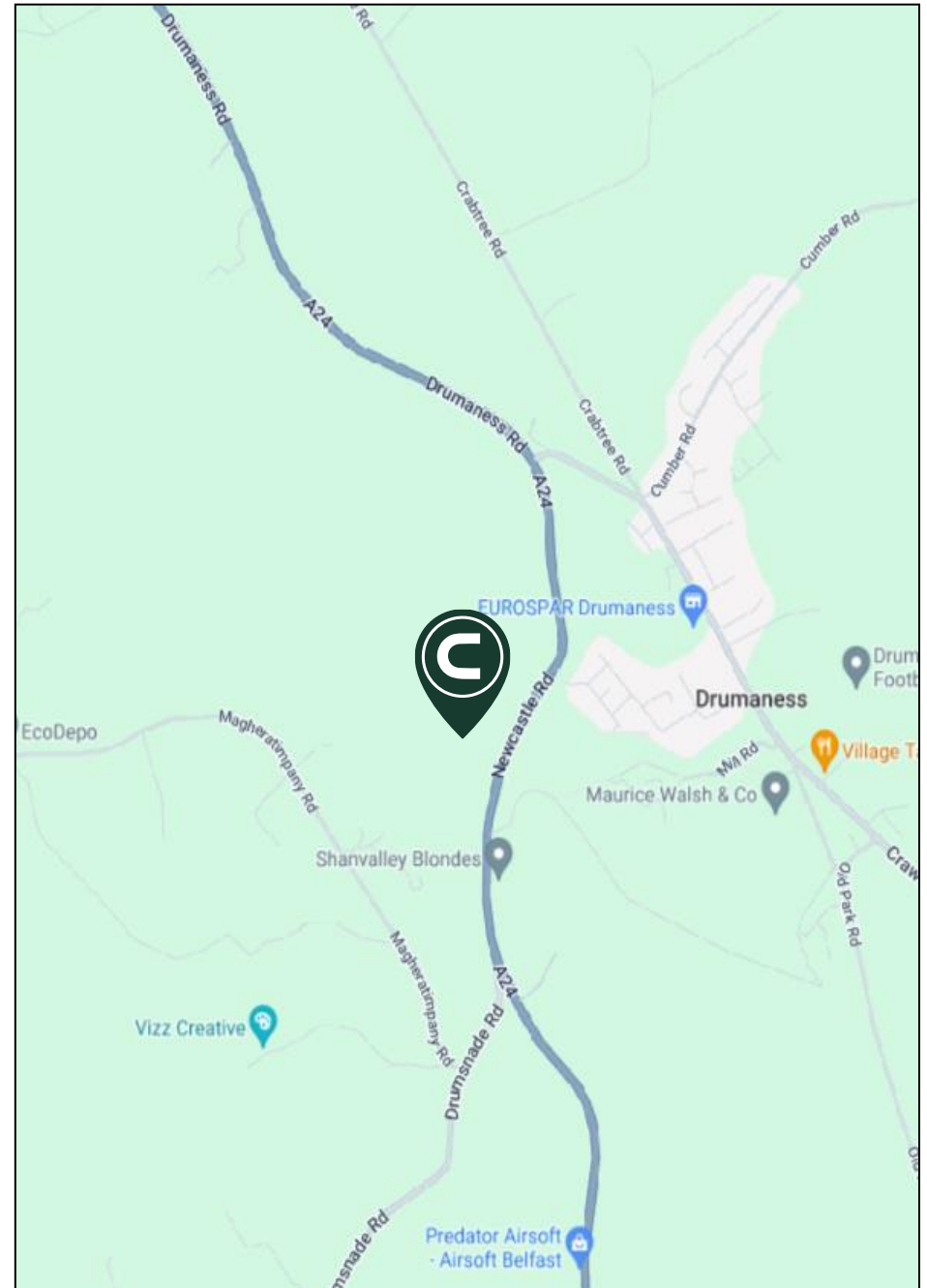
Key Benefits

- Small holding and agricultural lands of approximately 37 acres.
- Outline planning approved on the 20th October 2020 for a replacement dwelling and garage

Location

The subject lands are located on the western side of the Newcastle Road approximately 4 miles from Ballynahinch, 10 miles north of Newcastle and 1 mile west of Drumaness. The village is located on the main A7 road linking Downpatrick to Belfast and is located 30 miles from Belfast International Airport, 21 miles from George Best Belfast City Airport and 95 miles from Dublin Airport.

The area consists of a mix of agricultural land with a number of residential developments surrounding it.



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NEWCASTLE ROAD, DRUMANESS, BT24

Description

The Lands extend to approximately 37 acres and comprises of six fields located west of Newcastle Road, close to the junction with the Drumaness Road.

A farmyard with three interlocking cow sheds of steel frame construction and a derelict residential dwelling extending to approximately 4000 sq ft are included within the asset.

Outline planning permission for a replacement dwelling and garage was approved on the 20th October 2020. Ref: LA07/2020/0833/O

Site Area

We have calculated the combined site area to be approximately 37 acres.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Title

We have assumed the lands are held freehold or long leasehold subject to a nominal ground rent.

Price

We are seeking offers in excess of £800,000, exclusive.

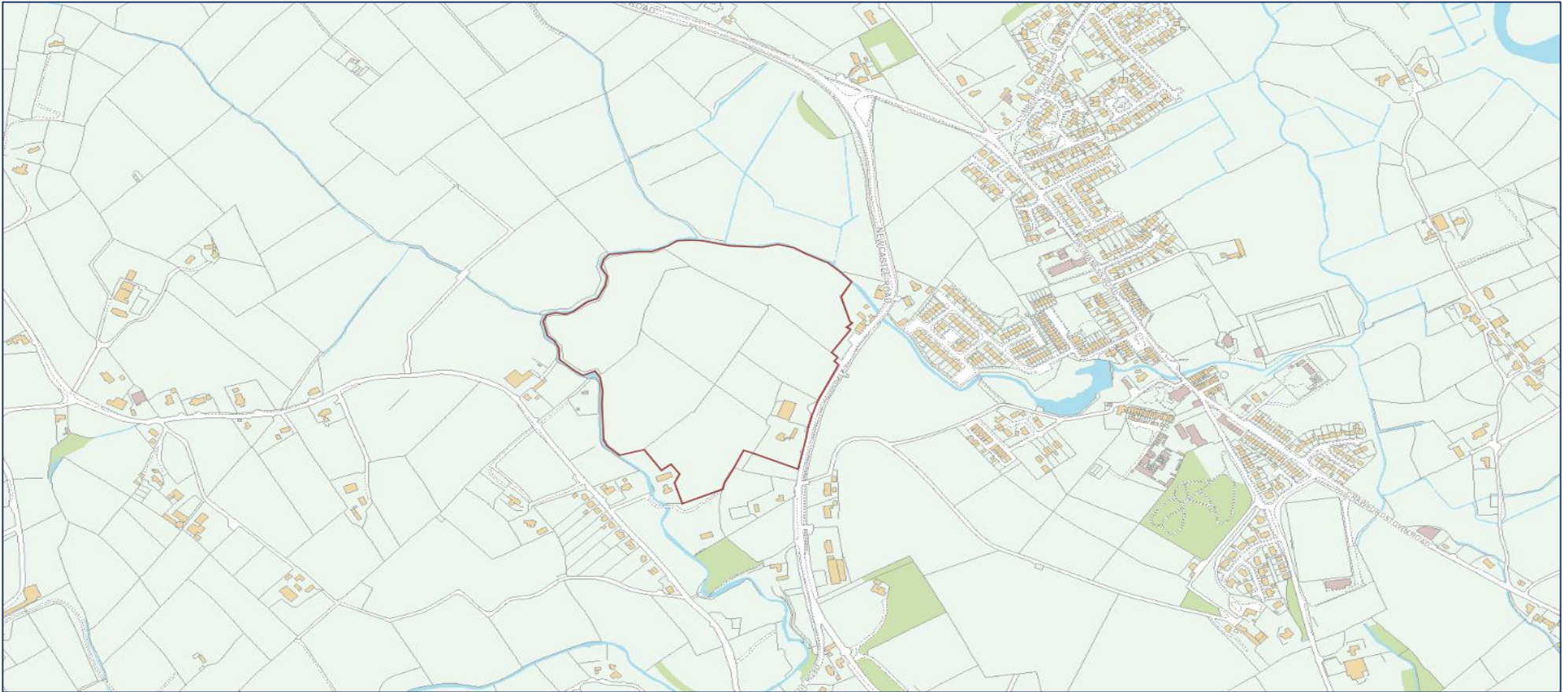
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.



37 ACRES OF AGRICULTURAL LANDS FOR SALE

NEWCASTLE ROAD, DRUMANESS, BT24



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