



G/24/086

**FOR SALE  
LISNACROPPIN ROAD  
RATHFRILAND  
CO. DOWN**

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION ON APPROX. 4.2  
ACRES IN 1 OR 2 LOTS.**



**This superb site with scenic views of the surrounding countryside comes with additional land and is conveniently located to the nearby Rathfriland.**

**Guide Price:- Offers around £165,000**

**Closing Date For Offers:- Tuesday 10<sup>th</sup> December 2024**

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

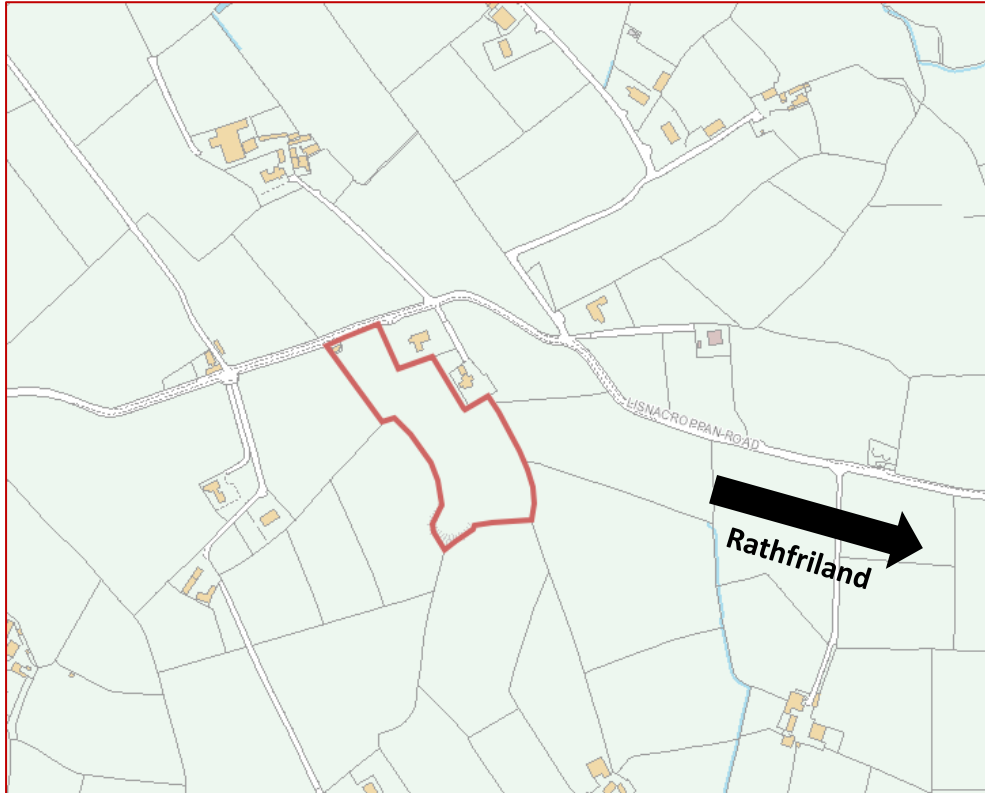
**BEST PROPERTY SERVICES (N.I.) LTD**  
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Fax. (028) 3026 5607 E-mail: [land@bestpropertyservices.com](mailto:land@bestpropertyservices.com)  
*Also at:- Armagh and Dundalk*

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 take the Banbridge Road North for approximately 2.2 miles before turning left onto the Lisnacroppin Road, continue on for approximately 1.9 miles and the lands in sale will be located on your left hand side.



## ❑ PLANNING

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Outline planning consent was granted for a replacment dwelling with detached garage in December 2023 (Planning Reference LA08/2022/0335/O)

Intending purchasers are advised to have their own architect provide independent planning advice.

## ❑ AREA

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The overall area extends to approximately 4.2 acres.

## ❑ SINGLE FARM PAYMENTS

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The SFP entitlements are not included within the sale



## **❑ VACANT POSSESSION**

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

## **❑ WATER SUPPLY**

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The successful purchaser (s) will be responsible for establishing their own mains water supply at their own expense.

## **❑ BOUNDARIES**

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The successful purchaser will be responsible for establishing a new stock proof fence adjacent to the Northeastern & Eastern boundary off house No. 60 from lands that shall be retained by the vendor. See boundary map below.

## **❑ OFFERS**

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Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.



## **❑ VENDOR'S SOLICITOR**

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Tersea Adams, Norman Shannon & Co, 3-5 Union Street Belfast BT1 2JF  
[info@norman-shannon-solicitors.co.uk](mailto:info@norman-shannon-solicitors.co.uk)

## **❑ VIEWING**

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By inspection on site at any time.

## **❑ GUIDE PRICE**

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**Lot 1:** Building Site on 0.5 acres  
Offers Around £80,000

**Lot 2:** Agricultural lands approximately 3.8 acres  
Offers Around £85,000

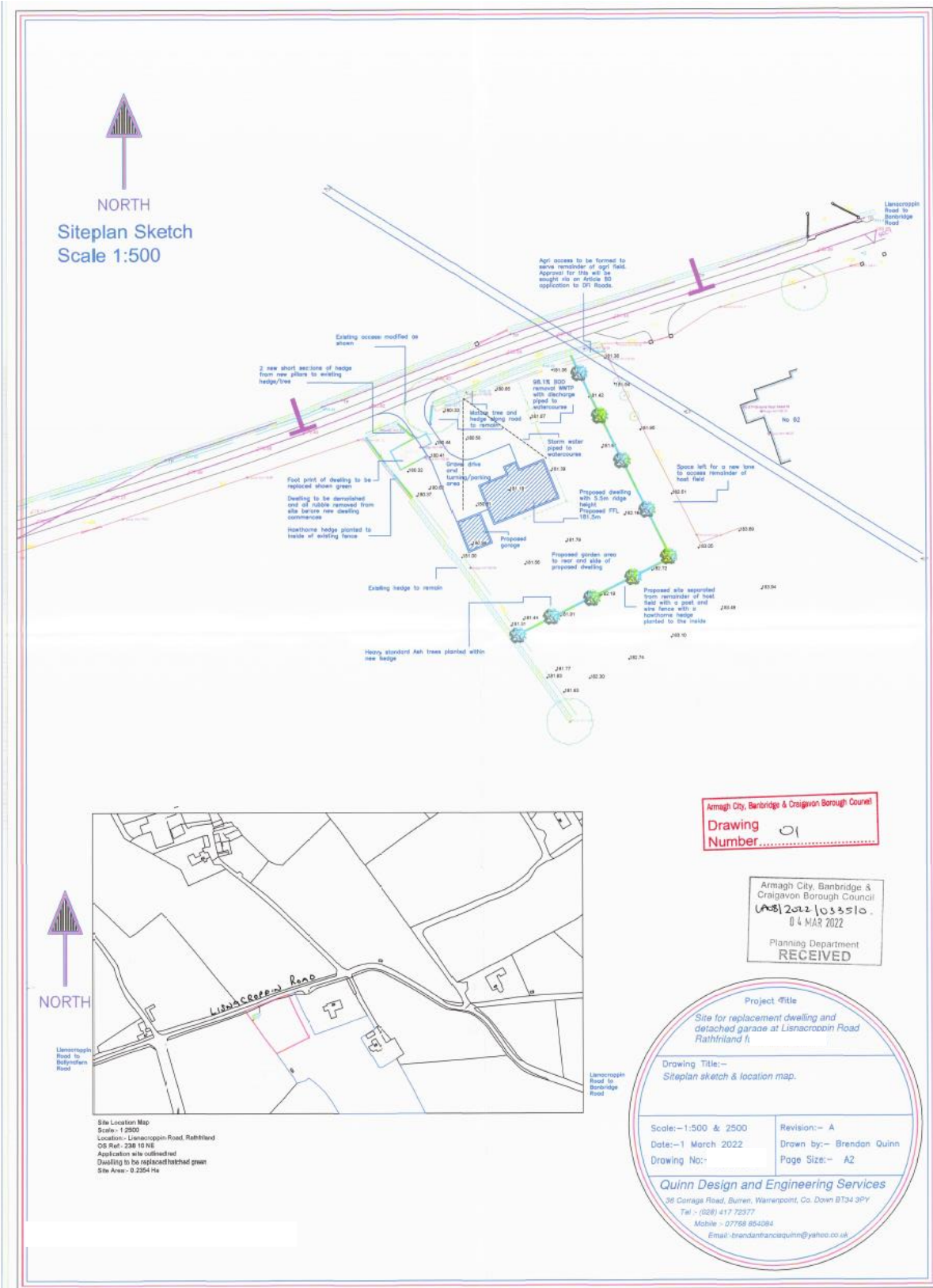
**Entire:** Offers Around £165,000

## **❑ CLOSING DATE FOR OFFERS**

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Tuesday 10<sup>th</sup> December 2024

**□ SITE MAP**





## □ BOUNDARY MAP

