



G/24/095

**FOR SALE**  
**BALLYVALLY ROAD**  
**MAYOBRIDGE**  
**NEWRY**  
**CO DOWN**

**SUBSTANTIAL LANDS EXTENDING TO APPROXIMATELY 23.7  
ACRES FOR SALE**



**Opportunity to acquire approximately 23.7 acres of agricultural land  
in one block.**

**Guide Price: Offers Around £250,000**  
**Closing Date For Offers: Tuesday 14<sup>th</sup> January 2025**

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

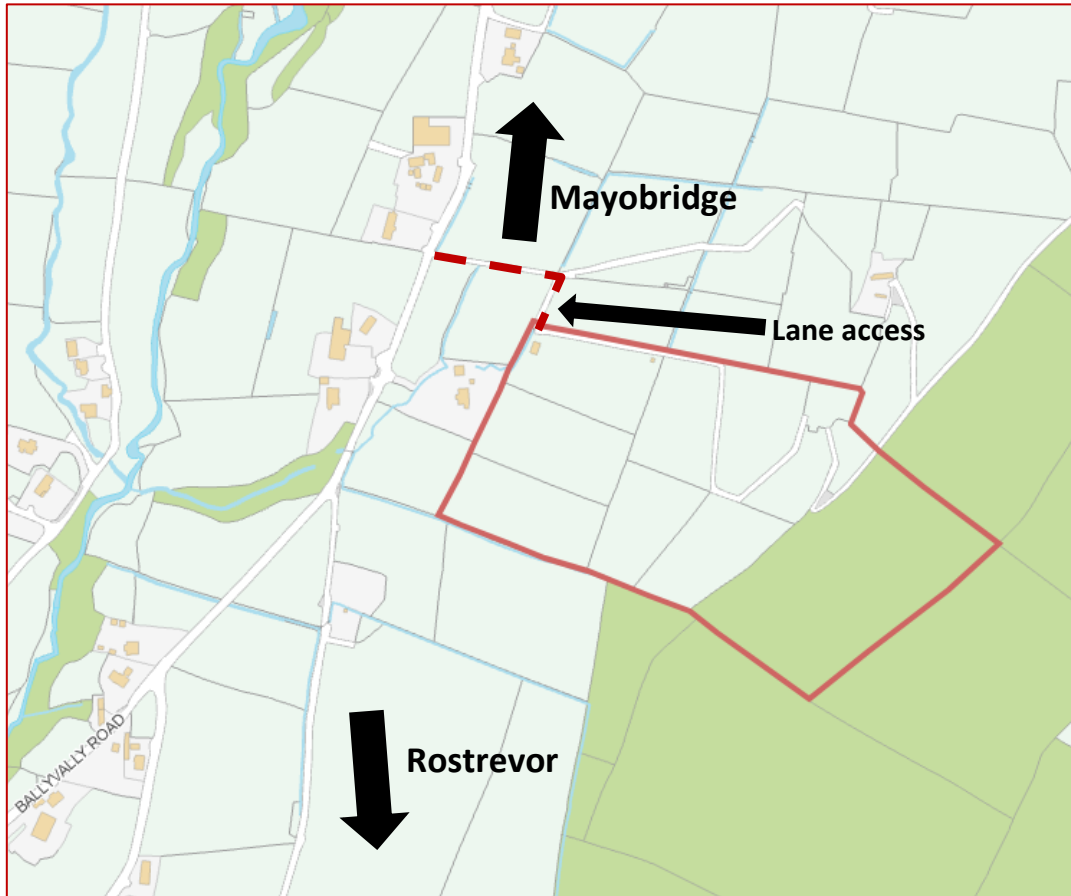
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
*Also at:- Armagh and Dundalk*

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

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From Mayobridge head Southeast on the Ballyvally Road after approx. 0.8 miles turn right onto the Carmeen Road and make a sharp left back onto the Ballyvally Road and continue along for approx. 2.4 miles and the subject lands are located on a laneway to your left. The lands are accessed via a gateway to the right at the top of the lane.



## ❑ LANDS & OUTBUILDINGS

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The majority of the lands are in grass pasture and utilised in recent years for both grazing and cutting. With one area of Gorse and Shrub to the rear, extending overall to around 7.6 acres. In the field nearest the entrance there is an agricultural roofed shed and solid floor.

## ❑ AREA

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The lands extend to approximately 23.7 acres as shown on the attached map.

## ❑ PLANNING

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

## **❑ VACANT POSSESSION**

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

## **❑ VENDOR'S SOLICITOR**

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Millicent Tate, McShane & Co, 34 Hill Street, Newry, Co. Down BT34 1AR  
millicent.t@mcs Shaneandco.com

## **❑ SINGLE FARM PAYMENT**

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The Single Farm Payment entitlements are not included within the sale.



## **❑ WATER SUPPLY**

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These lands have watercourses bordering some fields however potential purchasers will be responsible for installation and maintenance of an independent water meter.

## **❑ VIEWING**

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By inspection at any time.

## **❑ OFFERS**

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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**

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Offers In the region of £250,000

## **❑ CLOSING DATE FOR OFFERS**

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Tuesday 14<sup>th</sup> January 2025.

MAP (FOR IDENTIFICATION ONLY)

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# MAP



Land & Property Services  
Seirbhís Talún & Maoin  
THE LAND REGISTRY | CLARÁIN NA TALÚN

Date: 14 Oct 2024  
Drawing: 12178  
Scale: 1:2500  
Your Ref:  
Map Ref(s):  
Sheet 1 of 1

Key to folio labels:  
# - 2278

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