

G/24/071

FOR SALE **37 UPPER FATHOM ROAD CLOGHOGUE NEWRY BT35 8NY** 

# VALUABLE RESIDENTIAL FARM WITH LANDS EXTENDING TOO APPROX. 32.7 ACRES FOR SALE AS ONE OR MORE LOTS



Rarely does a sizeable block of farmland in this locality come onto the market.

Guide Price: Offers Around: £ 285,000

Closing Date for Offers: Tuesday 14<sup>th</sup> January 2025



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## PROPERTY DESCRIPTION

This detached farmhouse includes adjacent outbuildings which can cater for many uses. It is in need of some sympathetic restoration throughout to return it to its former splendour.

The property is located only a short distance of 3.9 miles from Newry and approximately 1.3 miles from the A1.







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## ACCOMMODATION & FLOORPLAN

Internally the entrance hall leads a generously sized living room to the right and on the left is a dining room with a kitchen located to the rear. On the first floor there are two considerable sized bedrooms one with a built-in storage unit, also there is a hot press and the main bathroom.

- Oil fired central heating
- Additional outbuildings •



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.

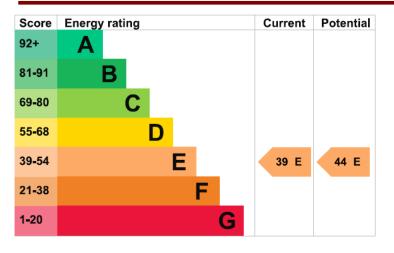


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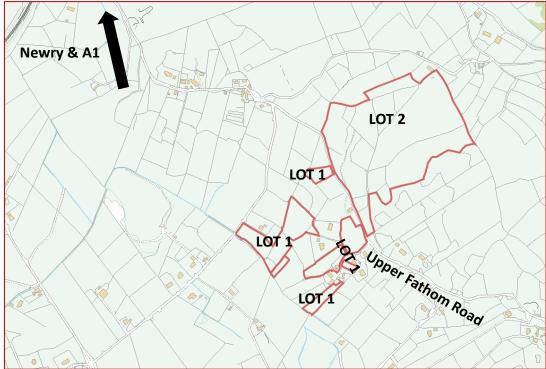


## □ ENERGY PERFORMANCE CERTIFICATE

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

## 

From Newry take the Dublin Road onto the A1 South bound, continue on the A1 for approximately 1 mile before turning left at the exit towards B113, at the round about take the first exit and turn left after approximately 500 yards onto the upper Fathom Road, continue along for 1.1 miles and the subject property will be on your right.





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### VENDORS SOLICITOR

Eoin McConville, Fisher & Fisher, 9 John Mitchell Place Newry BT34 2BS eoin.mcconville@ffsolicitors.com

### VACANT POSSESSION

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

### PLANNING

The lands in sale are comprised within folios 19340, 20552, 26801 and AR3085 (all) Co. Armagh.

#### **PLANNING**

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

#### **WATER**

The new buyer(s) will be responsible for establishing their own mains water supply to the lands.

#### SINGLE FARM PAYMENT

Single Farm Payment entitlements may be negotiable at an additional figure to the sale price. The current SFP entitlements equates to 5.91 hectares and extend to a face value of £267.75 per entitlement.



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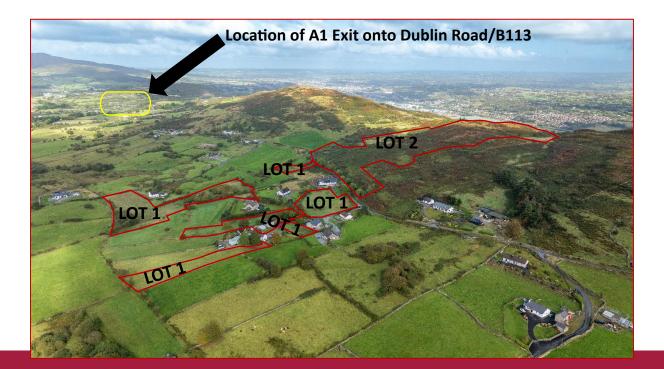
The lands extend to approximately 32.7 acres, some of which is shown on the attached DAERA map.

## **U** 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 & lands below Upper Fathom Road: Extending to approximately 8.1 acres

Offers Around £115,000 for the house £100,000 for the lands

Lot 2:

Lands above Upper Fathom Road: Extending to approximately 24.6 acres

Offers Around £70,000

Entire: Offers around £285,000

**Lots:** Intending buyers seeking to acquire parts of this farm are requested to specify their preferred field numbers when making their offer.

# □ CLOSING DATE FOR OFFERS

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



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## □ MAPS (FOR ILLUSTRATION PURPOSES ONLY)



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Trans     Control		Clontygora		Ortho Verified	Boundary Change	0.67			PG	DA	0.670	2/063/179/1/A
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Total Field Area (Ha)   Lund Type   Field Classification   Insights Features Breakdown (Ha)   Maximum Eligibits (Area (Ha)   Type of Change Applied   Field Status   Is Heather Present?     0.0400   SDA   UC   Ineligible Vegetation   0.066   0.046   Clunchanged   LPS/CSNI Verified   Y     0.0401   SDA   UC   Ineligible Vegetation   0.075   OL   Clunchanged   LPS/CSNI Verified   Y     0.0401   SDA   UC   Trees   0.075   OL   Inchanged   LPS/CSNI Verified   Y     0.0401   SDA   UC   Trees   0.075   OL   Unchanged   LPS/CSNI Verified   Y     0.053   SDA   PG   Ineligible Vegetation   0.061   0.41   Unchanged   Ontho Verified   UPS/CSNI Verified		Fathom Upper		LPS/OSNI Ventiled	Unchanged	0.45	0.210	unandina andinaru	FG	000	0.000	07100210
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Total Field Area (He)   Land Type   Field Classification   Insights Features Breakdown (Ha)   Maximum Eligibits Area (He)   Type of Change Applied   Field Status   Is Heather Present?     0.066   SDA   UC   Insights Vegetation   0.046   SDA   UC   Insights Vegetation   0.046   UC   USCSIN Verified   Vectoring   USCSIN Verified   Vectoring		radion opper			Changed		4 000	Incligible Version	in a	200	1 803	NHNR/13
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Total Field Area (Ha)   Land Type   Field Classification   Insights Features Breakdown (Ha)   Maximum Eligibits Area (Ha)   Type of Change Applied   Field Status   Is Heather Present?     0.066   SDA   UC   Ineligible Vegetation   0.0146   O.040   SDA   UC   Ineligible Vegetation   0.014   O.040   SDA   UC   Ineligible Vegetation   0.014   O.032   Unchanged   LPS/USNI Verified   Y     0.0715   SDA   UC   Trees   0.075   O   Unchanged   LPS/USNI Verified   Y     3   0.0715   SDA   PG   Trees   0.075   O   Unchanged   LPS/USNI Verified   Y     3   0.053   SDA   PG   Ineligible Vegetation   0.061   O.01   Unchanged   LPS/USNI Verified   UPS/USNI Verified		Entron Upper		Ortho Venified	Linchanned	0.53			PG		0.520	6/901/0
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Total Field Area (Ha)   Land Type   Field Classification   Insights Features Breakdown (Ha)   Maximum Eligibio Area (Ha)   Type of Change Applied   Field Status   Is Heather Present?     0.066   SDA   UC   Ineligible Vegetation   0.086   O   Unchanged   Unchanged   LPS/CSNI Venfied   Y     0.0400   SDA   PG   Ineligible Vegetation   0.014   O.312   Unchanged   LPS/CSNI Venfied   Y     0.075   SDA   PG   Ineligible Vegetation   0.075   O   Unchanged   LPS/CSNI Venfied   Y     0.075   SDA   PG   Trees   0.075   O   Unchanged   LPS/CSNI Venfied   Y   Inchanged   LPS/CSNI Venfied   Inchanged   LPS/CSNI Venfied   Y   Inchanged   IPS/CSNI Venfied		Eathorn I Inner		Ortho Verified	Unchanced	0.37			PG	SDA	0.373	2/060/106/5
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INFORMATION ON YOUR 2023 SCHEME MAP Business Ref:

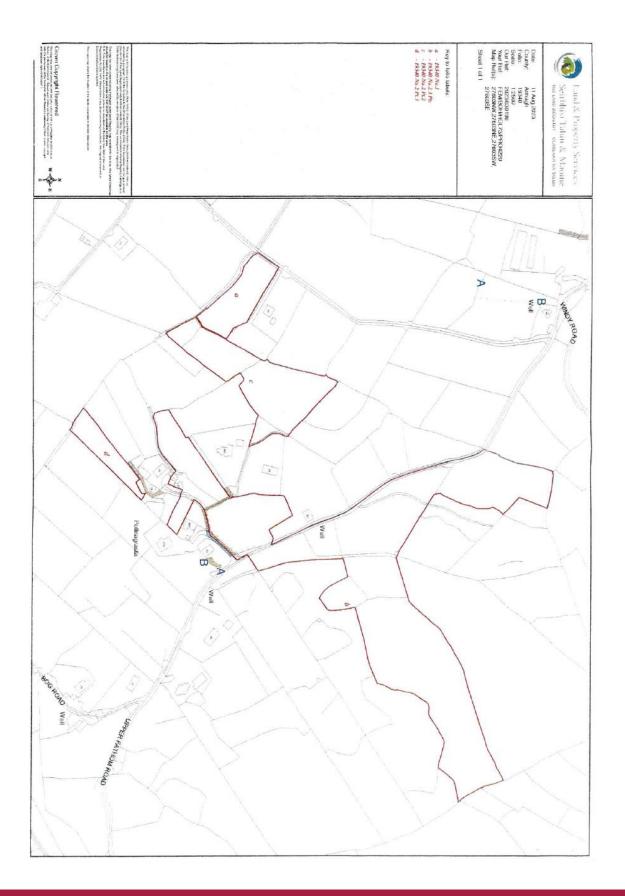


PROPERTY SERVICES



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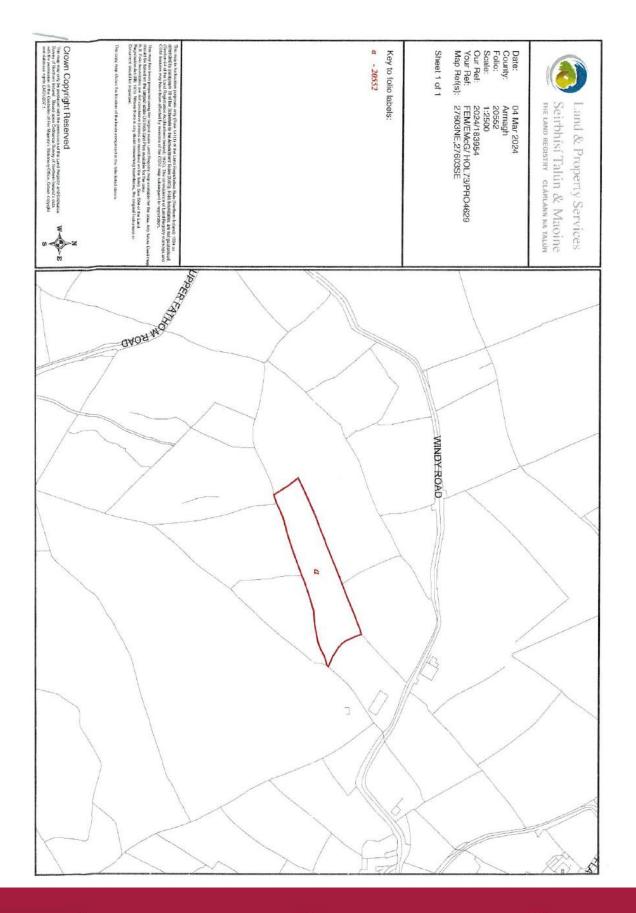


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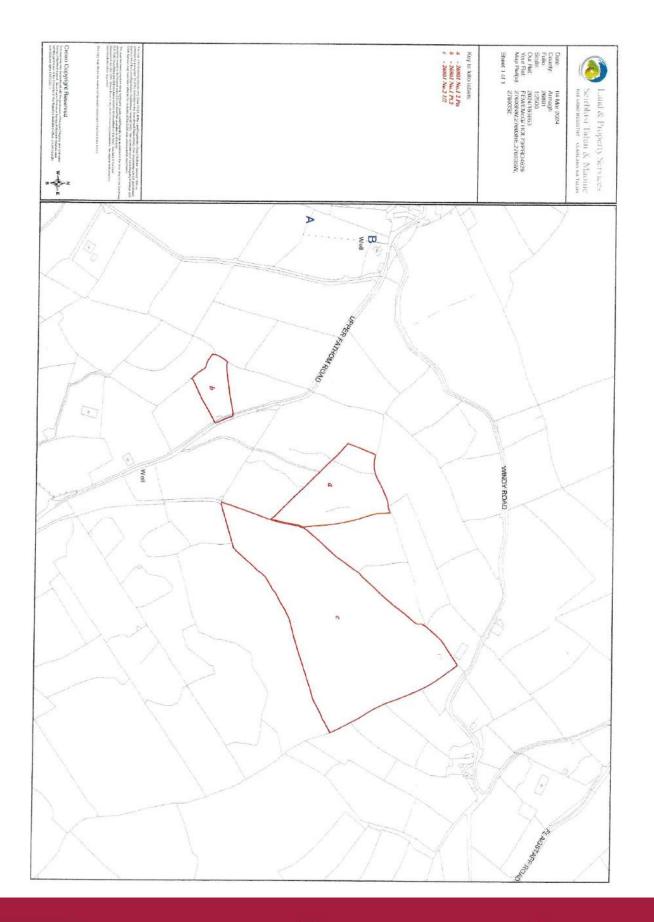
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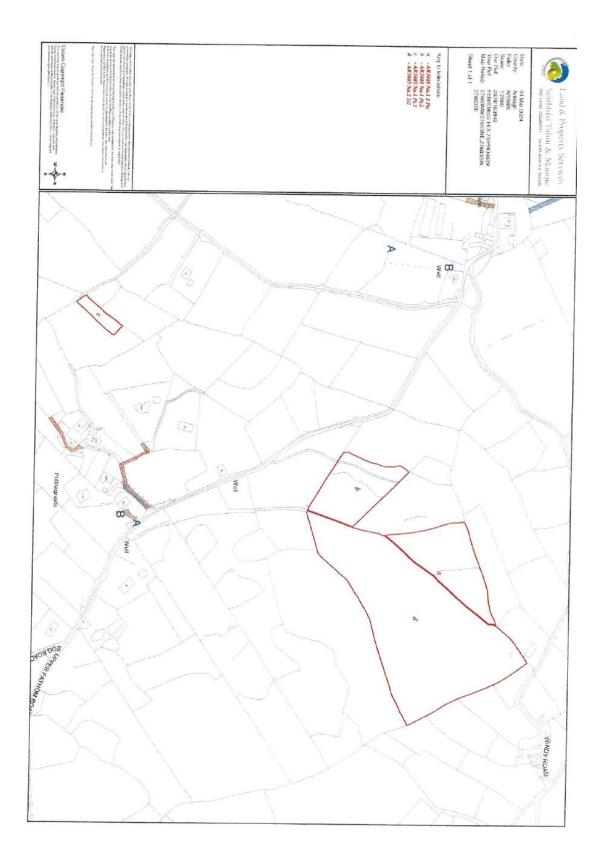
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