



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 14th 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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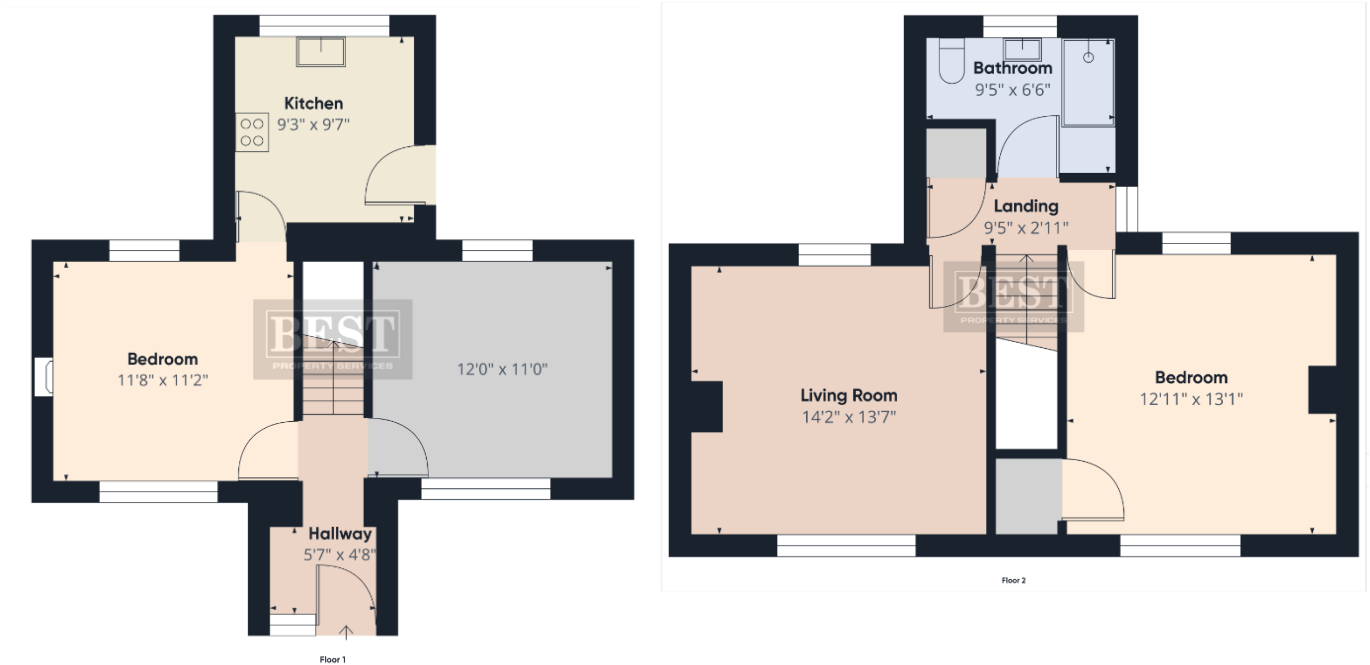
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❑ ACCOMMODATION & FLOORPLAN

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



❑ FINANCE

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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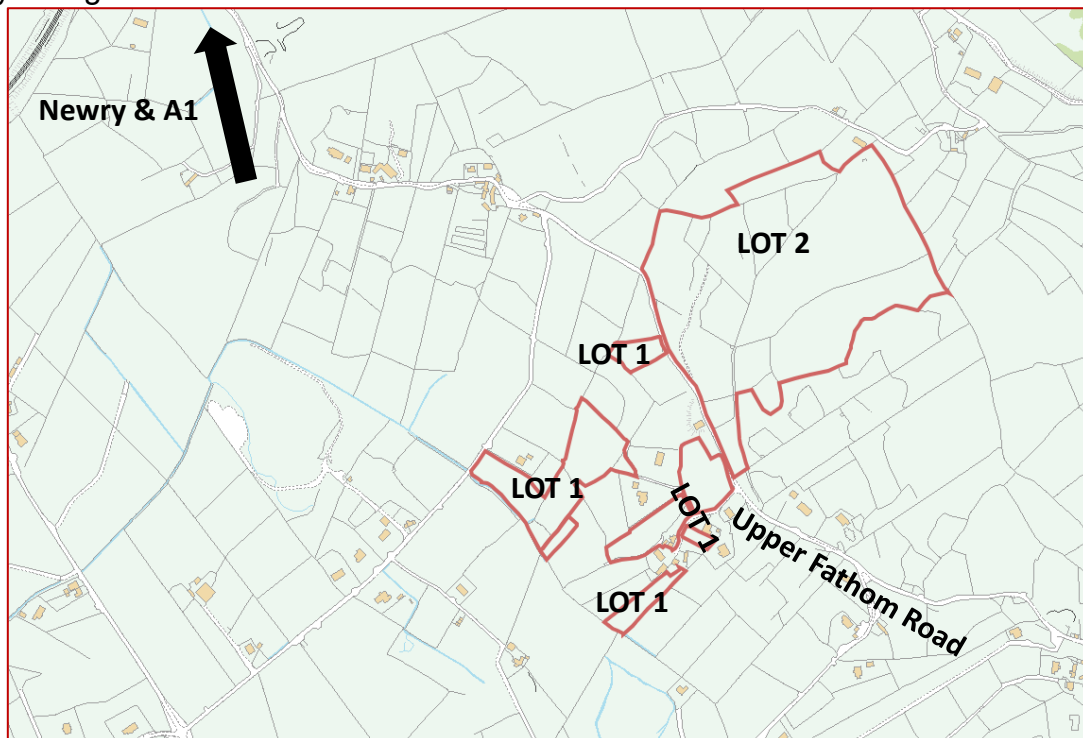
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	44 E
21-38	F		
1-20	G		

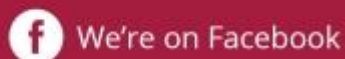
The graph shows this property's current and potential energy rating.

LOCATION

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

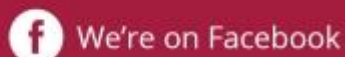
The new buyer(s) will be responsible for establishing their own mains water supply to the lands.

❑ 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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□ AREA

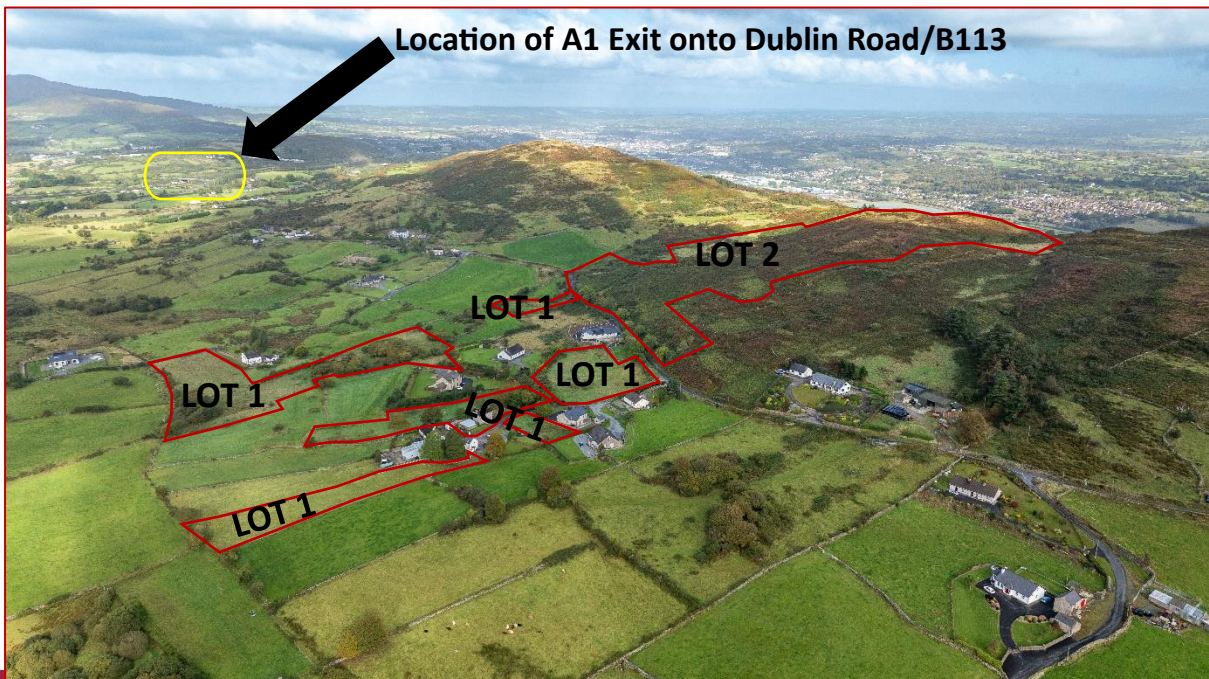
The lands extend to approximately 32.7 acres, some of which is shown on the attached DAERA map.

□ 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 14th January 2025



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MAPS (FOR ILLUSTRATION PURPOSES ONLY)



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INFORMATION ON YOUR 2023 SCHEME MAP
Business Ref:



Date: 20/01/2023

A	B	C	D	E	F	G	H	I	J
Field Number	Total Field Area (Ha)	Land Type	Field Classification	Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type of Change Applied	Field Status	Is Heather Present?	Townland
2060/094/53	0.086	SDA	UC	Ineligible Vegetation	0.086	Unchanged	LPS/OSNI Verified	Y	Fathom Upper
2060/106/1	0.440	SDA	PG	Ineligible Vegetation	0.43	Unchanged	Ortho Verified		Fathom Lower (Main Portion)
2060/106/2	0.318	SDA	PG	0	0.32	Unchanged	LPS/OSNI Verified		Fathom Upper
2060/106/3/A	0.075	SDA	UC	Trees	0	Unchanged	LPS/OSNI Verified		Fathom Upper
2060/106/3/B	0.101	SDA	PG	0	0.1	Unchanged	Ortho Verified		Fathom Upper
2060/106/4	0.653	SDA	PG	Ineligible Vegetation	0.061	Unchanged	Ortho Verified		Fathom Upper
				Trees	0.153				
2060/106/5	0.373	SDA	PG		0.37	Unchanged	Ortho Verified		Fathom Upper
2060/106/7	0.077	SDA	PG		0.08	Unchanged	Ortho Verified		Fathom Upper
2060/106/8	0.051	SDA	PG		0.05	Unchanged	LPS/OSNI Verified		Fathom Upper
2060/106/9	0.520	SDA	PG		0.52	Unchanged	Ortho Verified		Fathom Upper
2060/106/10	0.239	SDA	PG		0.24	Unchanged	Ortho Verified		Fathom Upper
2060/106/12	0.138	SDA	UC	Ineligible Vegetation	0.138	Unchanged	Ortho Verified		Fathom Upper
2060/106/13	1.803	SDA	UC	Ineligible Vegetation	1.802	Unchanged	LPS/OSNI Verified		Fathom Upper
2060/106/15	0.122	SDA	UC	Ineligible Vegetation	0.122	Unchanged	Ortho Verified		Fathom Upper
2060/106/17	0.388	SDA	PG	Ineligible Vegetation	0.329	Unchanged	LPS/OSNI Verified		Fathom Upper
2060/106/18	0.663	SDA	PG	Ineligible Vegetation	0.210	Unchanged	LPS/OSNI Verified		Fathom Upper
2060/106/19	0.491	SDA	PG	Ineligible Vegetation	0.181	Unchanged	Ortho Verified		Fathom Upper
2060/106/20	0.425	SDA	UC	Ineligible Vegetation	0.425	Unchanged	Ortho Verified		Fathom Lower (Main Portion)
2060/106/21	0.270	SDA	UC	Ineligible Vegetation	0.270	Unchanged	Ortho Verified		Fathom Upper
2060/106/22/A	0.188	SDA	UC	Ineligible Vegetation	0.158	Unchanged	Ortho Verified		Fathom Upper
2060/106/22/B	0.303	SDA	UC	Ineligible Vegetation	0.303	Unchanged	Ortho Verified		Fathom Upper
2060/106/23	3.150	SDA	PG	Ineligible Vegetation	3.150	Unchanged	Ortho Verified	Y	Fathom Upper
2060/106/24	1.825	SDA	PG	Ineligible Vegetation	1.825	Unchanged	LPS/OSNI Verified		Fathom Upper
2060/114/4	0.057	SDA	PG		0	Unchanged	Ortho Verified		Fathom Upper
2060/114/5	0.598	SDA	PG		0.06	Unchanged	Ortho Verified		Fathom Upper
2060/114/6	0.420	DA	PG		0.58	Unchanged	Ortho Verified		Fathom Upper
2060/114/7	0.202	DA	PG		0.42	Unchanged	Ortho Verified		Fathom Upper
2060/119/1/A	0.193	DA	PG		0.2	Unchanged	Ortho Verified		Killean
2060/119/1/B	0.670	DA	PG		0.19	Unchanged	Ortho Verified		Killean
2060/119/1/C	0.675	DA	PG		0.87	Boundary Change	Ortho Verified		Clontygora
Total Area (Ha)	15.44				8.14	Unchanged			Clontygora

NOTE: A percentage reduction only may be applied to ineligible vegetation, heather and rock

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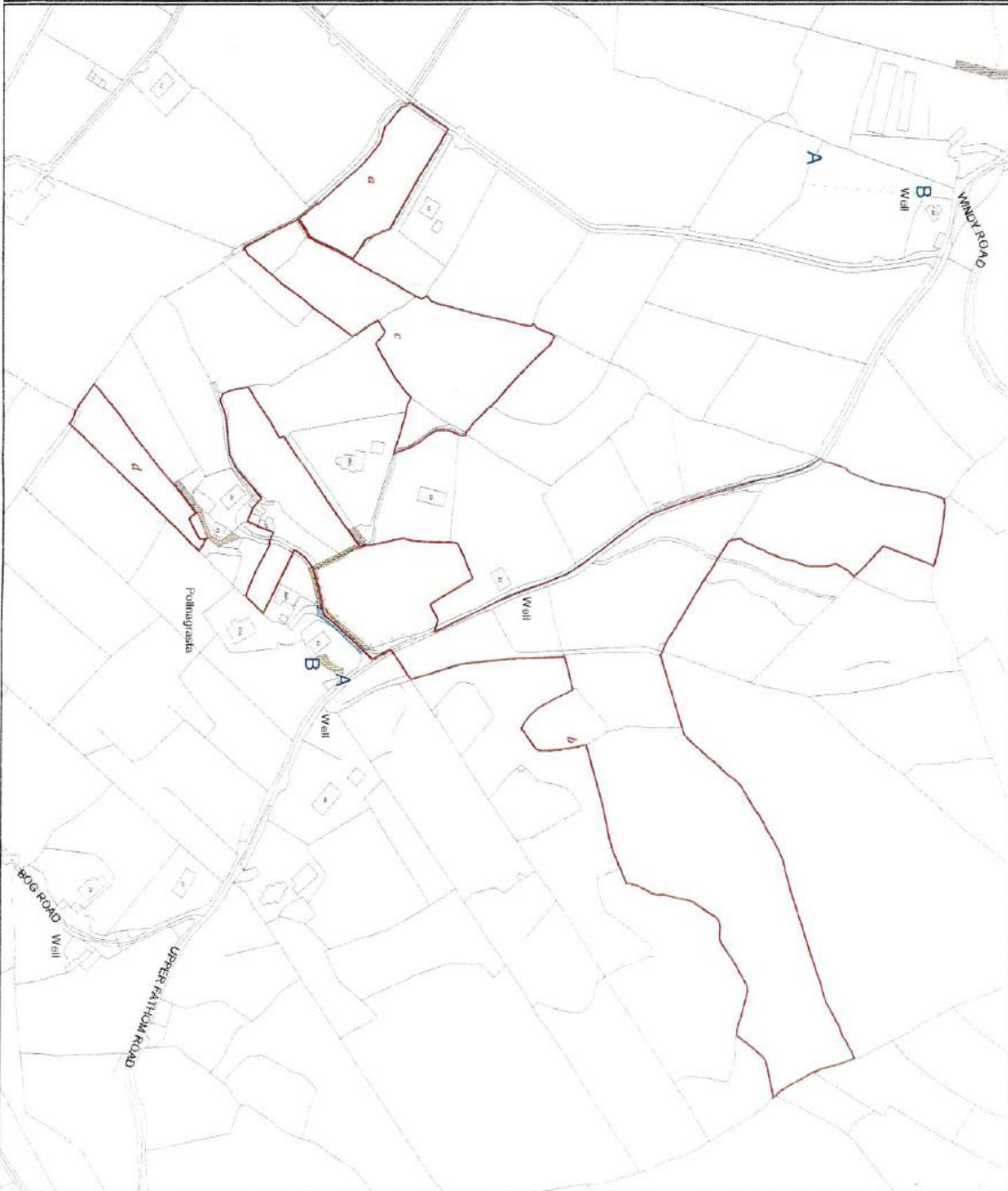
Land & Property Services
 Services: Valuation & Mortgage
 THE LAND RESEARCH COMPANY IN IRELAND

Date: 11 Aug 2023
 County: Antrim
 Town: 112800
 Our Ref: 20230829196
 Your Ref: FEMSON/HOL/23/PRO/220
 Map Ref(s): 27/63NW/27/63NE 27/63SW
 27/63SE
 Sheet 1 of 1

Key to title labels:
 a - 1930 No.1
 b - 1930 No.2 1/2
 c - 1930 No.2 1/2
 d - 1930 No.2 1/2

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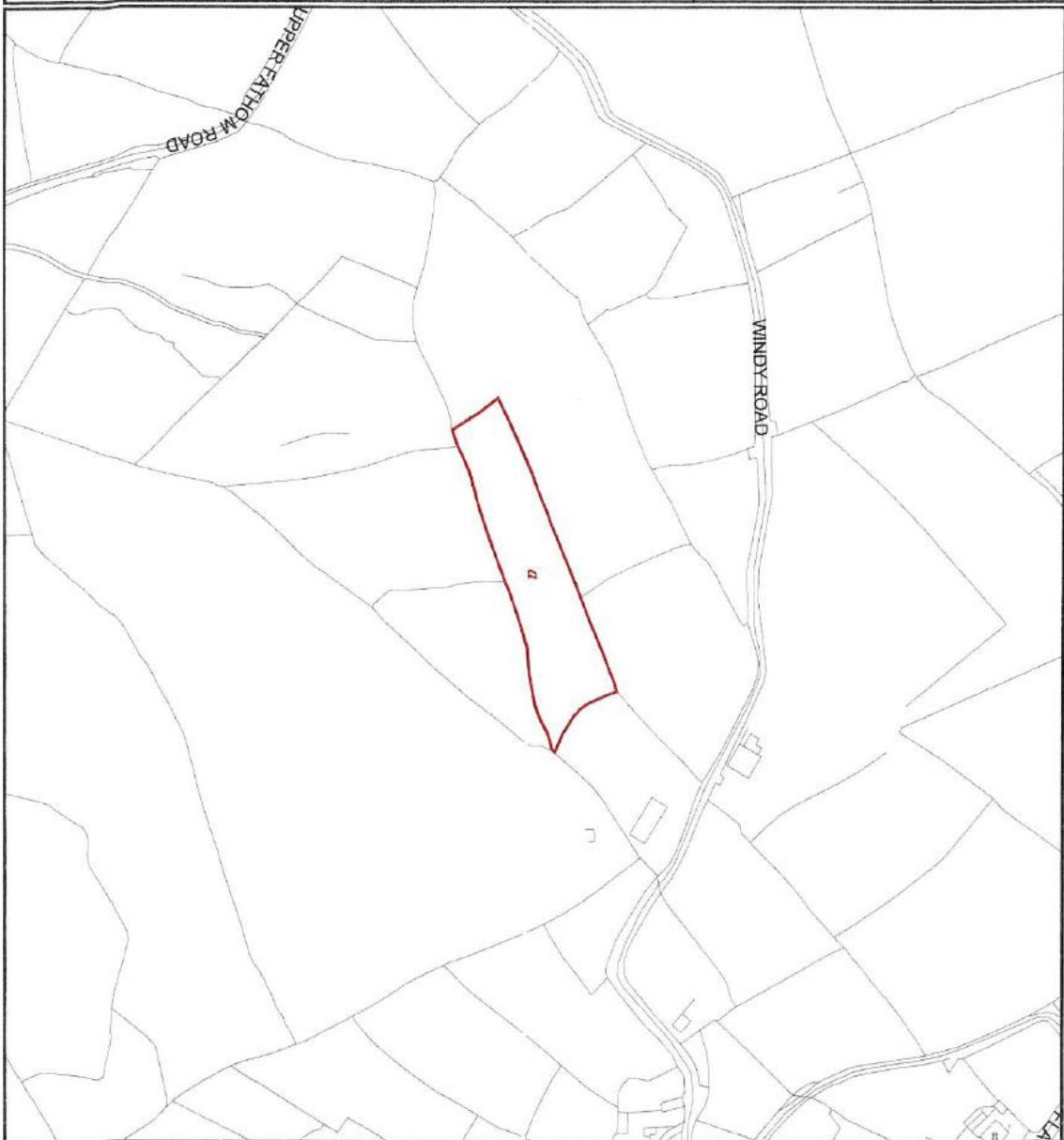
Land & Property Services
Seirbhís Talún & Maoiné
THE LAND REGISTRY CLARLANN NA TALÚN

Date: 04 Mar 2024
County: Armagh
Folio: 20552
Scale: 1:2500
Our Ref: 2024/183954
Your Ref: FEM/EMG/HOL/73/PRO/4629
Map Ref(s): 27/803NE, 27/803SE
Sheet 1 of 1


Key to folio labels:
d - 20552

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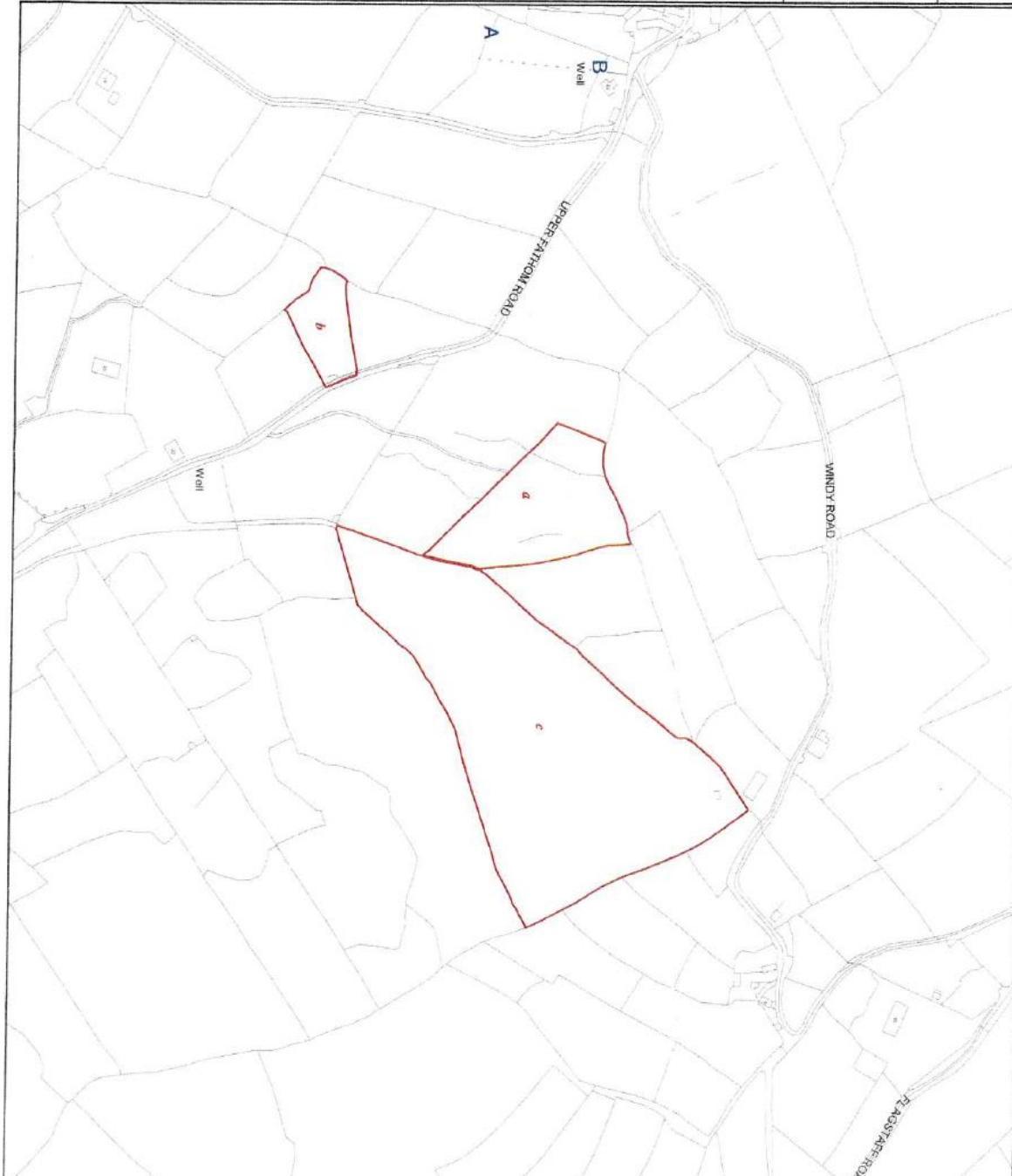
Land & Property Services
Southdown Talism & Mourne
THE LAND REGISTER CLARENCE AND TALISM

Date: 04 Mar 2024
County: Armagh
Town: 28801
Cadastral: 13200
County: 28801
Your Plot: F001603/101/29904829
Map File(s): 27608NW/27608SE/27603SW,
27603SE

Sheet 1 of 1

Key to Map Labels:
a - 26802 No.1 2/2
b - 26802 No.1 2/2
c - 26802 No.2 1/2

Map of the County of Armagh, showing the boundaries of the County of Armagh, as defined by the County of Armagh (County Boundaries) Act 1994, and the County of Armagh (County Boundaries) Act 2002, and the County of Armagh (County Boundaries) Act 2003, and the County of Armagh (County Boundaries) Act 2004, and the County of Armagh (County Boundaries) Act 2005, and the County of Armagh (County Boundaries) Act 2006, and the County of Armagh (County Boundaries) Act 2007, and the County of Armagh (County Boundaries) Act 2008, and the County of Armagh (County Boundaries) Act 2009, and the County of Armagh (County Boundaries) Act 2010, and the County of Armagh (County Boundaries) Act 2011, and the County of Armagh (County Boundaries) Act 2012, and the County of Armagh (County Boundaries) Act 2013, and the County of Armagh (County Boundaries) Act 2014, and the County of Armagh (County Boundaries) Act 2015, and the County of Armagh (County Boundaries) Act 2016, and the County of Armagh (County Boundaries) Act 2017, and the County of Armagh (County Boundaries) Act 2018, and the County of Armagh (County Boundaries) Act 2019, and the County of Armagh (County Boundaries) Act 2020, and the County of Armagh (County Boundaries) Act 2021, and the County of Armagh (County Boundaries) Act 2022, and the County of Armagh (County Boundaries) Act 2023, and the County of Armagh (County Boundaries) Act 2024.



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