

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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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.

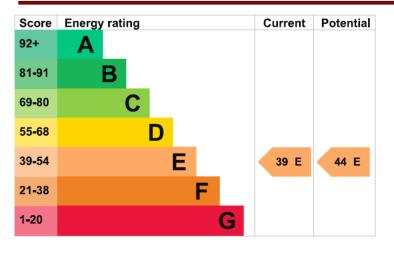


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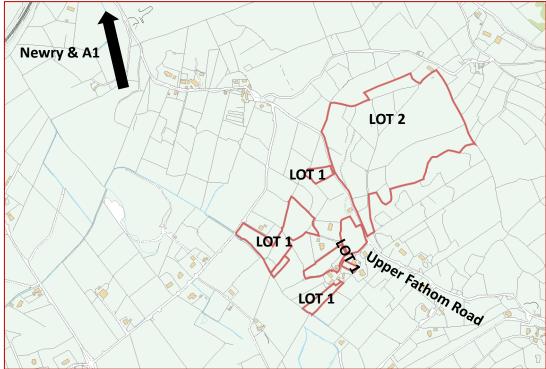
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□ ENERGY PERFORMANCE CERTIFICATE

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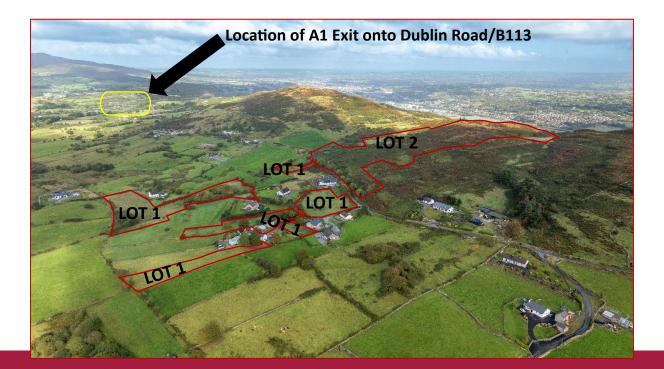
The lands extend to approximately 32.7 acres, some of which is shown on the attached DAERA map.

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 14th January 2025



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□ MAPS (FOR ILLUSTRATION PURPOSES ONLY)



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INFORMATION ON YOUR 2023 SCHEME MAP Business Ref:

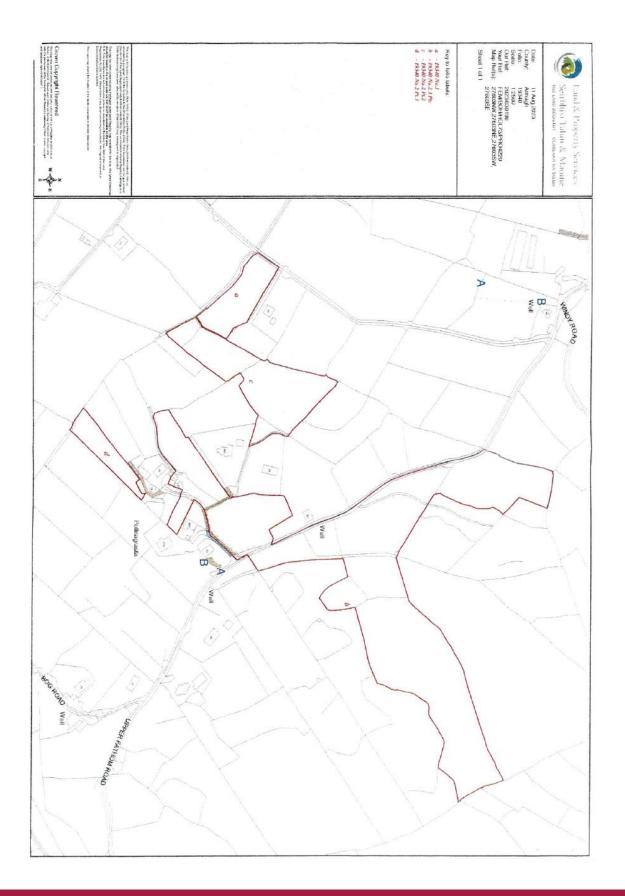


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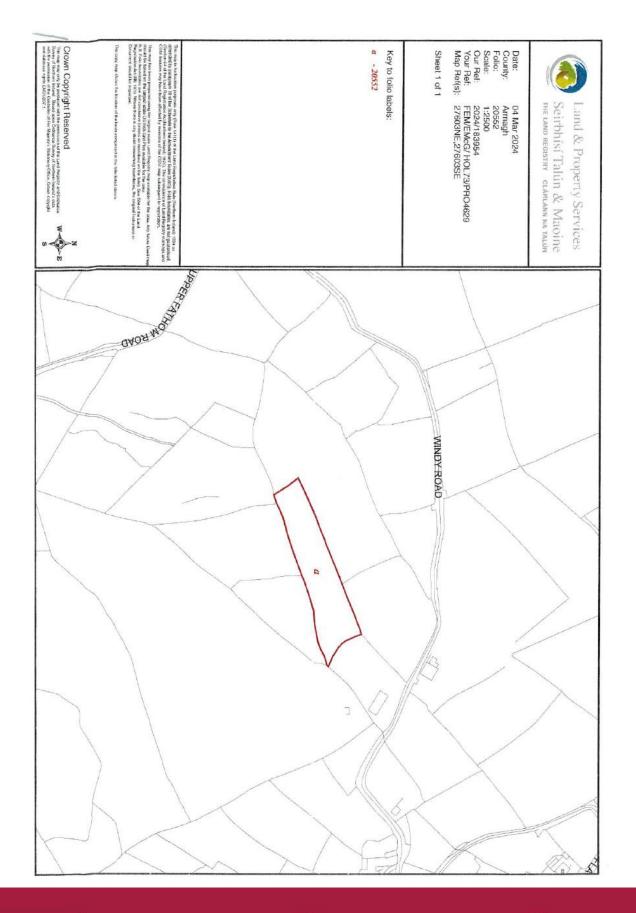


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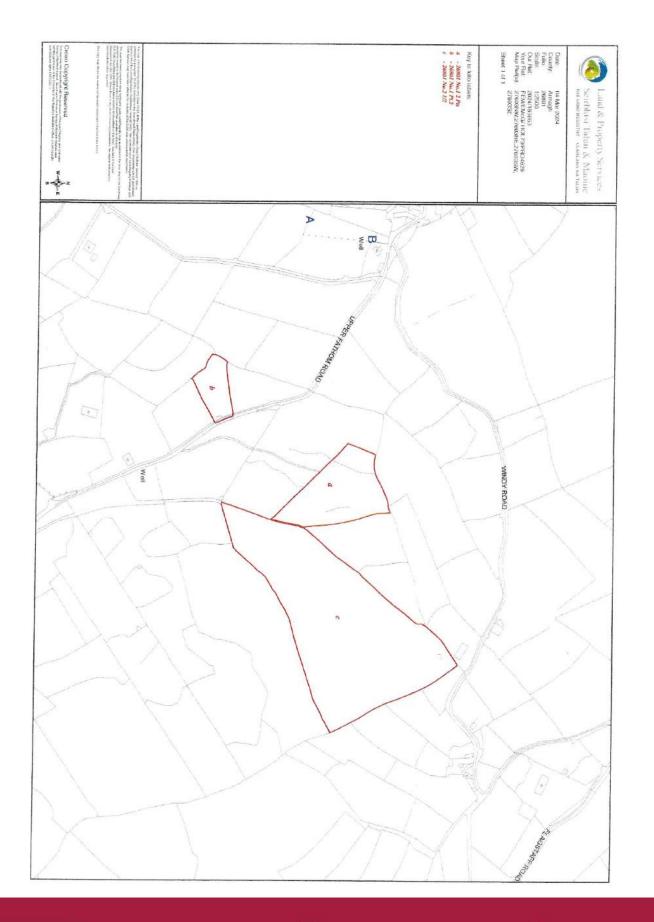
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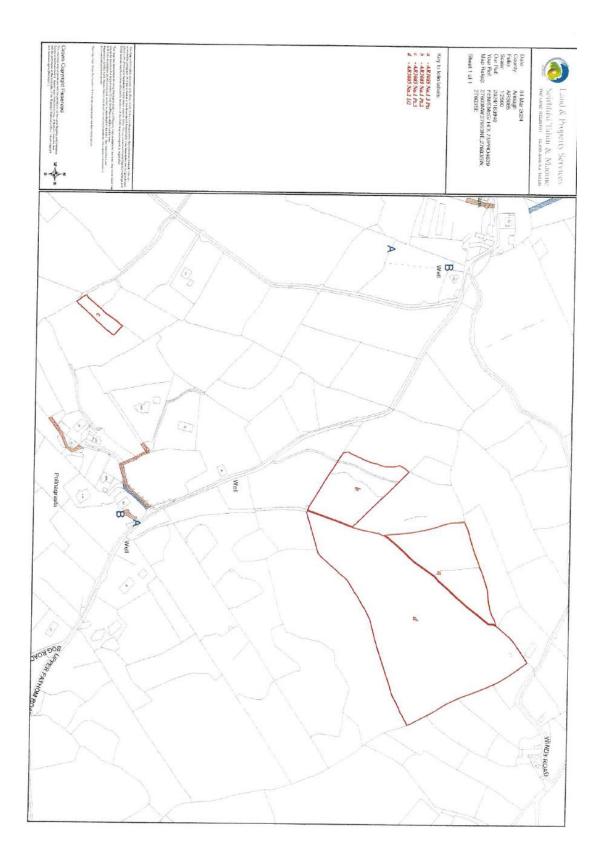
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