

BEST

LAND

FOR SALE

SEAVERS ROAD
NEWRY
CO DOWN

G/24/096

VALUABLE AGRICULTURAL LAND EXTENDING TO
APPROXIMATELY 2.9 ACRES



Rare opportunity to acquire a small holding with good road frontage and scenic views of the surrounding countryside only 2.4 miles from Newry.

Guide Price: Offers Around: £60,000

Closing date for offers: Tuesday 17th December 2024

(028) 3026 6811
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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

From Newry take the short route via Dublin Road for 1.2 miles, at the roundabout take the third exit onto B113 and continue along for approximately 0.5 miles before turning right onto the Seavers Road, proceed for approximately 0.7 miles and the subject lands are located on your right hand side.



❑ PLANNING

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

❑ SINGLE FARM PAYMENT

There are no single farm payment entitlements included within the sale of these lands.

❑ VACANT POSSESSION

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

□ AREA

The lands extend to approximately 2.9 acres as shown on the attached map.

□ ACCESS

The lands have access points of both the Seavers & Bernish roads.

□ WATER

The lands have a mains water connection.

□ LAND REGISTRY

The lands in sale are comprised within folio AR4037 Co. Armagh.

□ VENDOR'S SOLICITOR

Linda Wright, Fisher & Fisher 9 John Mitchell Place Newry BT34 2BS
linda.wright@ffsolicitors.com

□ VIEWING

By inspection on site.

□ 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.

□ GUIDE PRICE

Offers around £60,000

□ CLOSING DATE FOR OFFERS

Thursday 17th December 2024

□ MAP



