



G/16/084

**FOR SALE
GREENAN ROAD
LOUGHBRICKLAND**

HIGHLY PRODUCTIVE 65 ACRE FARM FOR SALE AS ONE OR MORE LOTS



An excellent opportunity to obtain quality arable land in one block with extensive road frontage off the Greenan & Meenan Roads and situated approximately 1.5 miles from the A1.

Guide Price: Offers Around £1,200,000

Closing Date For Offers: Tuesday 14th January 2025

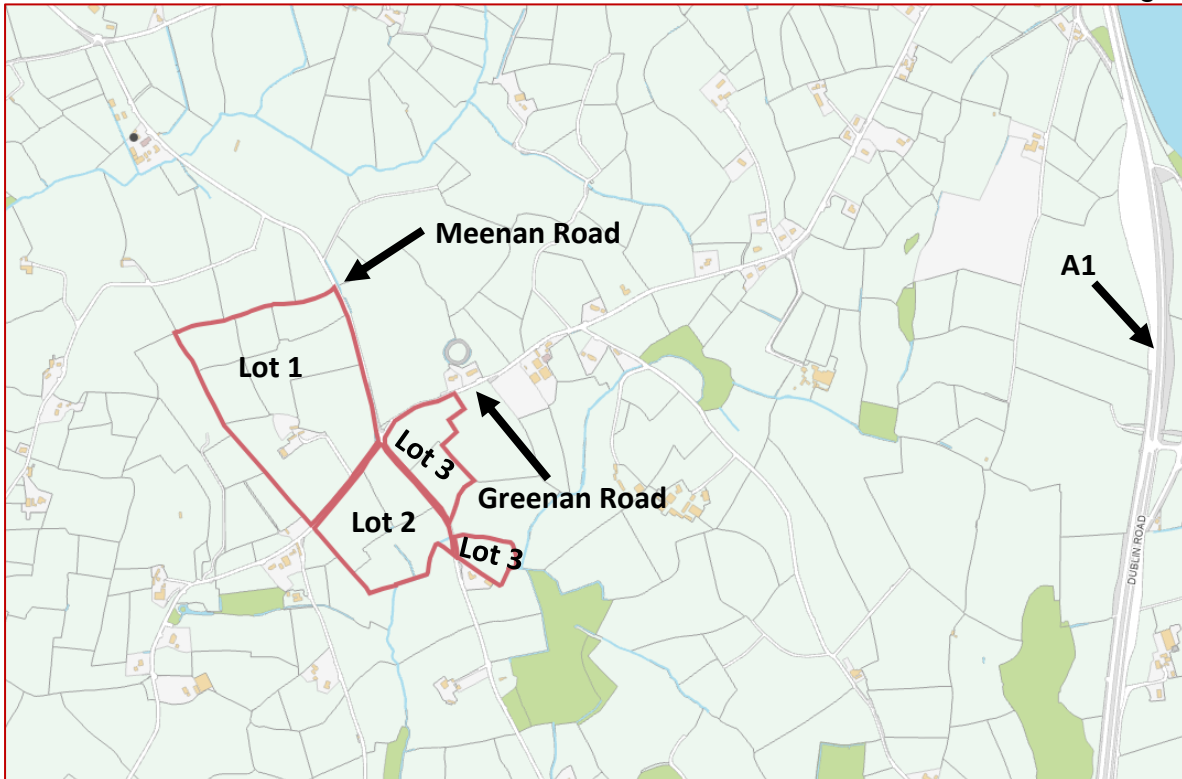
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From the A1 at Loughbrickland, travelling north, take 1st exit and 1st left onto Greenan Road. Travel 1 ½ miles to crossroads with Meenan Road and lands are on both sides after crossroads. These lands are in the townland of Drumsallagh.



❑ PLANNING

There are no Planning Consents applicable to these lands, although the former single storey dwelling adjacent to the farm yard should be suitable for a Replacement Dwelling. (Subject to Planning Consent).

In addition the 2 Storey Stone Building in the Farmyard may have potential for conversion (subject to Planning Consent).

❑ LAND REGISTRY/AREA

A) The lands are comprised in the following Land Certificates all Co Down:

Folio 25019	47 Acres	1 Rood	38 Perches
Folio 25020	12 Acres	3 Roods	36 Perches
Folio 25021	7 Acres	1 Rood	39 Perches

Total 67 Acres 3 Roods 33 Perches or 67.95 Acres

B) The DARD Map indicated a total area of 26.08 Hectares equivalent to approximately 64.41 Acres.

❑ FARMYARD

The farmyard is accessed via a laneway off the Greenan Road and includes:

- Former Single Storey Dwelling House
- Former Beef Cattle House with slatted tanks & central feed passage
- Open Clamp Silo & Concrete Yard



❑ SINGLE FARM PAYMENT

There are no single farm payment entitlements transferring with this land which has been let in conacre over recent years and is all currently in stubble.

❑ VACANT POSSESSION

The lands had been let in conacre until 1-11-24 and are currently vacant.

❑ WATER SUPPLY

These lands have the benefit of a mains water supply which has been disconnected in recent years, since the land has been in arable use.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

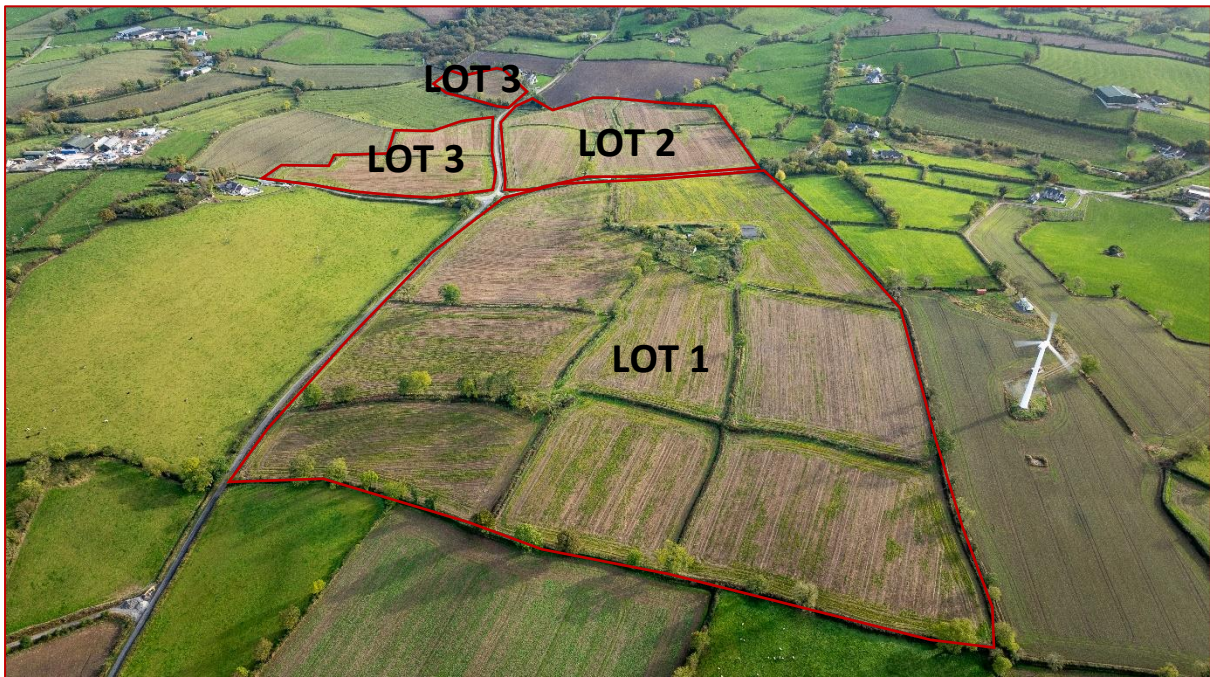
In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ VIEWING

By inspection at any time.

❑ VENDOR'S SOLICITOR

To be confirmed.



❑ LOTS

Intending buyers who wish to acquire part of the lands may specify the Field Nos they prefer and offer accordingly as these lands have extensive road frontage and may be sub-divided.

❑ GUIDE PRICE

Lot 1

Fields 1-11 including Farmyard & former dwelling extending to approx. 37.74 acres:
Offers Around £750,000

Lot 2

Fields 16,18,22A & 22B extending to approx. 16.02 acres
Offers Around £275,000

Lot 3

Fields 19,21 & 25 extending to approx. 10.65 acres-
Offers Around £175,000

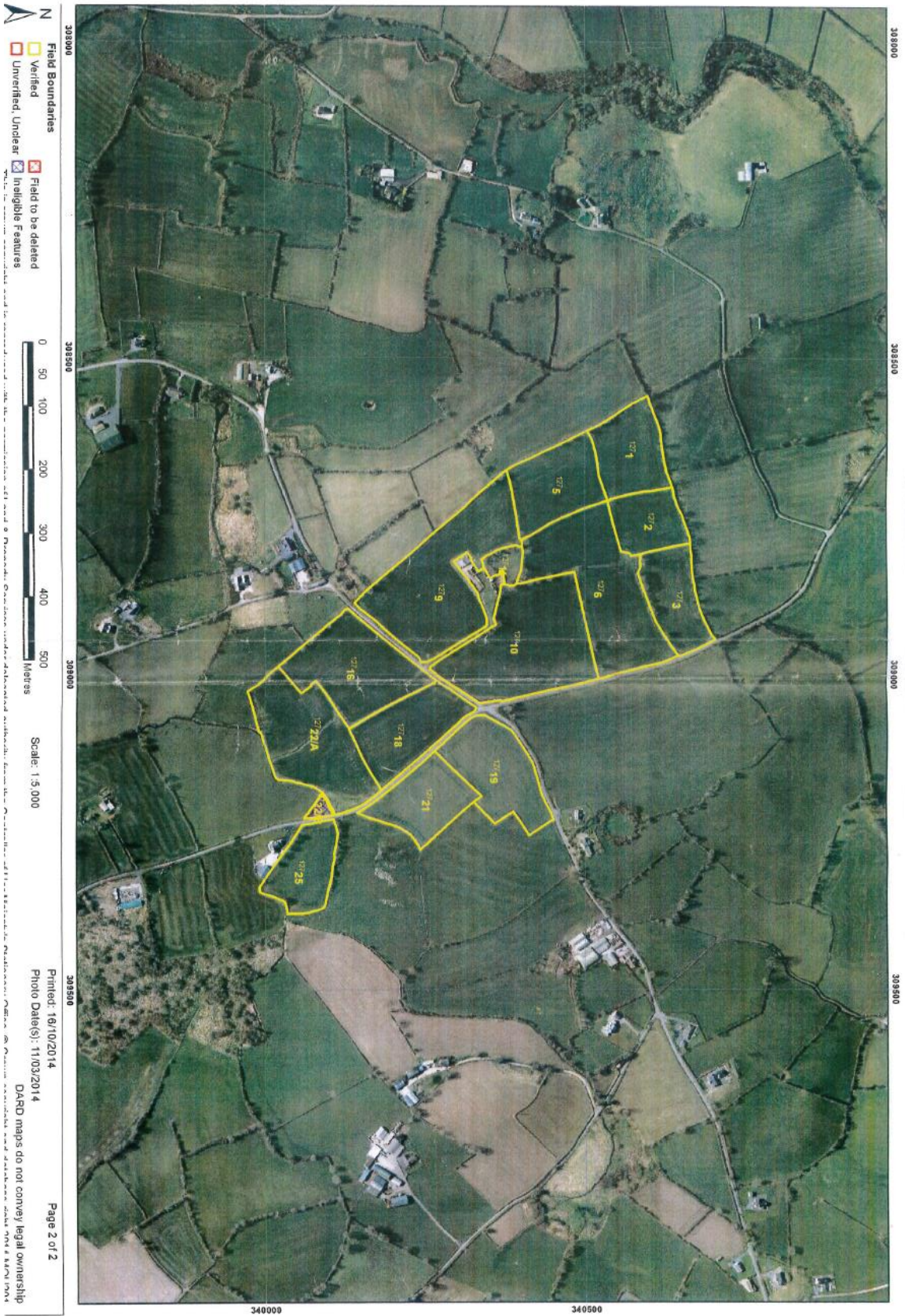
Entire Farm

Including farmyard & Former dwelling Extending to approx. 64.41 acres
Offers Around £1,200,000

❑ CLOSING DATE FOR OFFERS

Tuesday 14th January 2025

DARD MAP



INFORMATION ON YOUR 2015 Scheme Map
Business

Date: 16/10/2014

A	B	C	D	E	F	G	H	I	J
Field Number	Total Field Area (Ha)	Land Type		Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type of Change Applied	Field Status	Is Heather Present?	Townland
3057/12/1	1.369	LL			1.37	Unchanged	Verified		Drumsallagh
3057/12/2	0.978	LL			0.98	Unchanged	Verified		Drumsallagh
3057/12/3	1.228	LL			1.23	Unchanged	Verified		Drumsallagh
3057/12/5	1.571	LL			1.57	Boundary Change	Verified		Drumsallagh
3057/12/6	3.178	LL			3.18	Unchanged	Verified		Drumsallagh
3057/12/9	3.379	LL			3.38	Boundary Change	Verified		Drumsallagh
3057/12/10	3.300	LL			3.30	Unchanged	Verified		Drumsallagh
3057/12/11	0.273	LL			0.27	Unchanged	Verified		Drumsallagh
3057/12/16	2.260	LL			2.26	Unchanged	Verified		Drumsallagh
3057/12/18	1.619	LL			1.62	Unchanged	Verified		Drumsallagh
3057/12/19	1.813	LL			1.81	Unchanged	Verified		Drumsallagh
3057/12/21	1.355	LL			1.36	Unchanged	Verified		Drumsallagh
3057/12/22/A	2.524	LL			2.52	Split	Verified		Drumsallagh
3057/12/22/B	0.098	LL		Trees	0.01	Split	Verified		Drumsallagh
3057/12/25	1.143	LL			1.14	Boundary Change	Verified		Drumsallagh
Total Area (Ha)	26.08				26.00				



Department of
**Agriculture and
Rural Development**
AN tSion
Tábhachtacha agus
Forbairtí Tuaithe
AN tSiombail
Faisnéis agus
Kultúr Róidern

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