



31a Annacloy Road
 Downpatrick
 BT30 9AE

Offers In The Region Of £560,000

- Agricultural Land
- c. 46 acres
- Approximately 3 miles from Downpatrick & Crossgar respectively
- Also listed in a Lot with Dwelling House & Farm Yard
- Enquiries to Edel Curran
- 07703 612 257

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	





032/1	2.72
032/3/C&D	3.06
032/3/C	7.44
032/9	6.21
032/10	2.92
032/11	4
032/12	5.8
032/13	4.3
032/14/A	1.46
032/14/B	5.44
032/26	2.51
032/27	0.64



Agricultural land, c.46 acres, tucked off the main Annacloy Road in the tranquil and picturesque townland of Dunnanelly, approximately 2.5 miles from Downpatrick and 3.5 miles from Crossgar.

We have also listed the land as one Lot along with the dwelling house, sizeable farmyard, comprising five stables, six kennels, workshop, hayshed with loft, store, purpose built c.80ft x 50ft farm shed at €995,000.



For any enquiry relating to this property, please contact

Background User

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

downpatrick@quinnestateagents.com

Location



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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