



G/24/104

**221 Armagh Road Newry BT35 6NW**

**EXCELLENT 34.7 ACRE RESIDENTIAL FARM WITH ATTRACTIVE FAMILY HOME NORTH WEST OF NEWRY FOR SALE IN ONE OR MORE LOTS**



**Rare opportunity to acquire valuable lands with access off the Armagh and Derrywilligan Roads. Nestled just five miles from Newry, this bespoke country residence with spacious gardens and picturesque views, needs to be viewed to be fully appreciated.**

**Guide Price: Offers around £1,035,000**

**Closing Date for offers: Thursday 30<sup>th</sup> January 2025**

**(028) 3026 6811**  
**www.bestpropertyervices.com**

**BEST PROPERTY SERVICES (N.I.) LTD**  
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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.

## ❑ RESIDENCE - 221 ARMAGH ROAD

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Best Property Services are proud to introduce to the market an exceptionally well kept and maintained detached country home. Located on an elevated site in a rural setting with views of the Mourne & Cooley Mountains.

The property consists of a tiled entrance porch with stain glass doors leading you through to the main hallway. The living room to the front of the property includes a large bay window, wood burning stove and double door access leading to the dining room overlooking the back garden.

The dining room has light pouring in from both the side and rear of the house with plenty of space for a large, family sized dining table. To the other side of the hall is the kitchen/dining area with a large bay window to the front, a wide range of modern kitchen units and two ring AGA and access to a utility /boot room to the rear with an abundance of storage along with space for a sink, washer & dryer. Beyond the utility room is the rear hallway providing access to a bathroom with shower and a rear door to the driveway

Upstairs a spacious landing gives access to two large double bedrooms overlooking the front of the property, one double bedroom to the rear of the house and the main house bathroom with bath, separate shower and heated towel rails

Externally the property boasts front, rear and side lawns with several patio areas along with a collection of exceptionally well landscaped hedges, planting and mature trees throughout the property. There is a large driveway with a detached garage along with access to an array of outbuildings currently being used for storage. There is an additional approximately 2.8 acres of valuable agricultural land which lends itself to the overall appeal of the property.

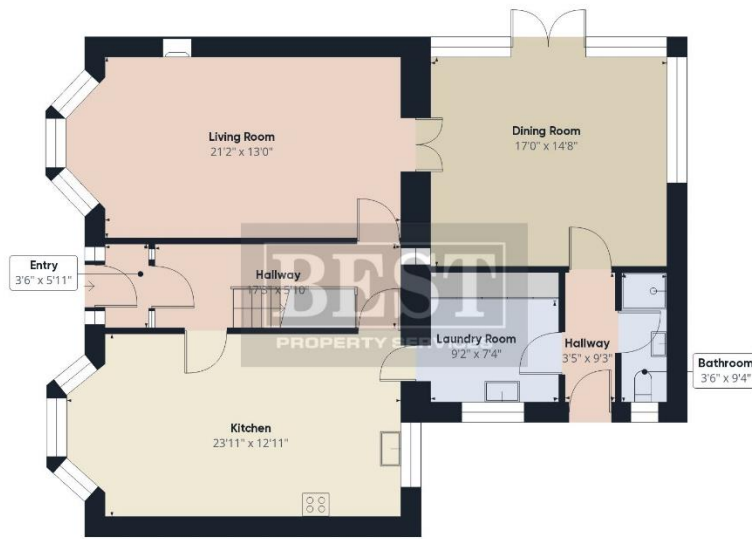




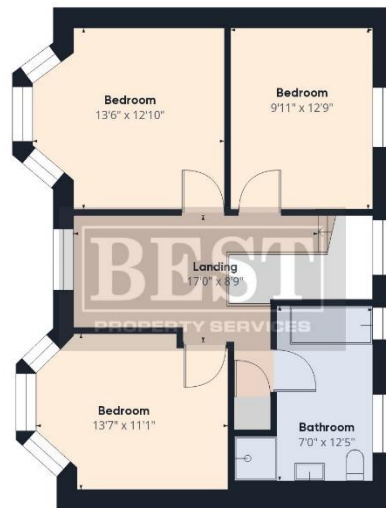




## ❑ FLOOR PLAN



Floor 1



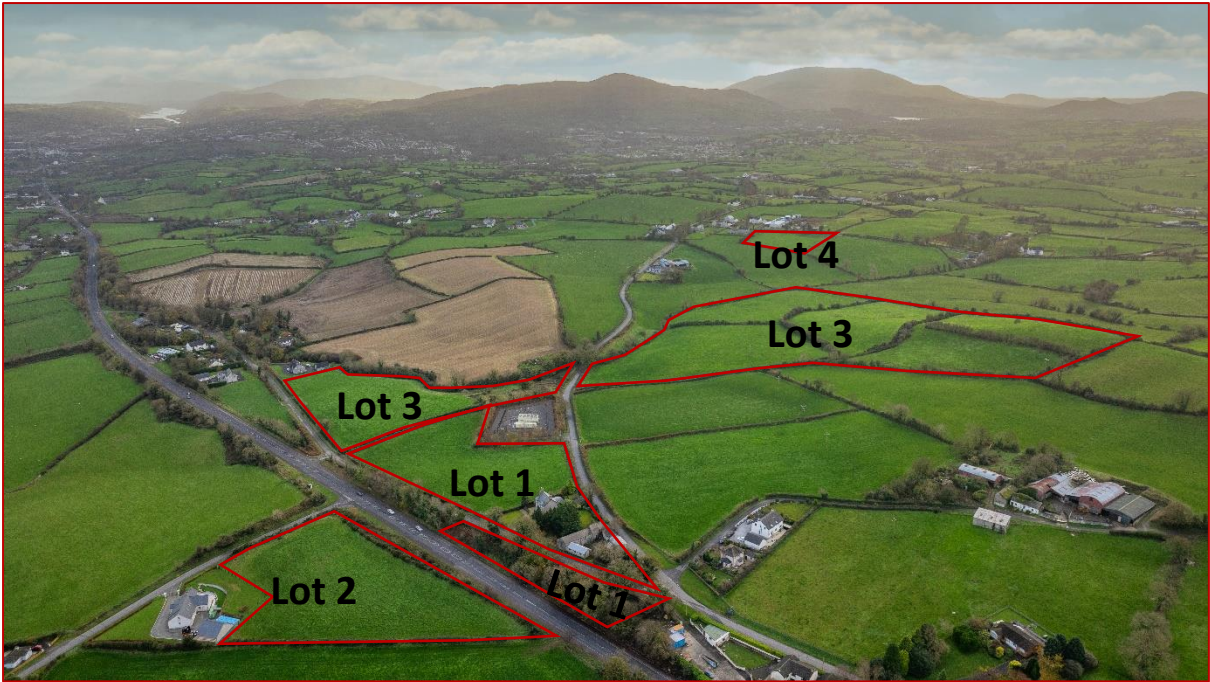
Floor 2

Approximate total area 1796 sqft

## ❑ ENERGY PERFORMANCE CERTIFICATE 221 ARMAGH ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	50 E
21-38	F		
1-20	G		

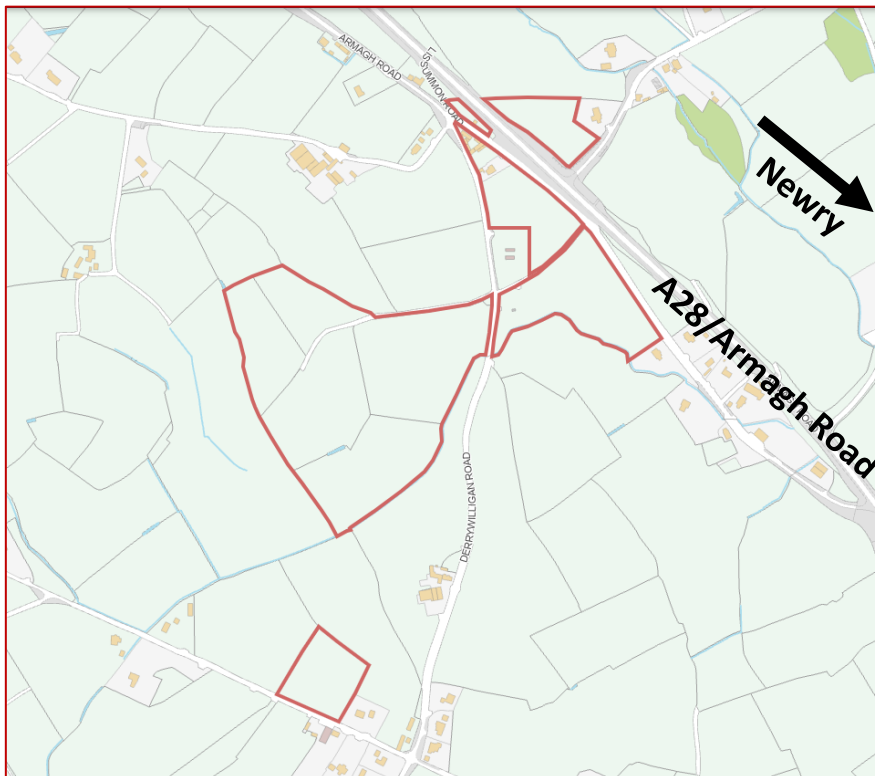
The graph shows this property's current and potential energy rating.



## ❑ LOCATION

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From Newry take the Camlough Road, at the roundabout take the third exit and merge onto the A1, continue for approximately 0.3 miles and turn left, at the roundabout take the first exit onto the A28/Armagh Road, proceed along for approximately 2.4 miles and subject property will be situated on your left-hand side.





## **❑ LAND REGISTRY**

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The lands in sale are comprised within folio 5596, 5617 & 9755 Co. Armagh

## **❑ AREA**

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The area including the residence extends to approximately 34.7 acres.

## **❑ PLANNING**

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

Intending purchasers are advised to seek independent planning advice, if necessary, before placing an offer with the agent.

## **❑ VACANT POSSESSION**

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Vacant possession on completion of the sale.

## **❑ SINGLE FARM PAYMENTS**

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There are no SFP entitlements available with the sale of these lands.

## **❑ GAS PIPELINE**

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There is an easement across the lands in folio 5617 & 5596 Co. Armagh in favour of a gas pipeline. This is indicated on the land registry map.

## **❑ WATER SUPPLY**

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Part of the current water supply is coming off a domestic supply. The new owner would be expected to apply to NI Water to put in their own supply. In the event of the lands being sold in separate lots.

## ❑ VENDOR'S SOLICITOR

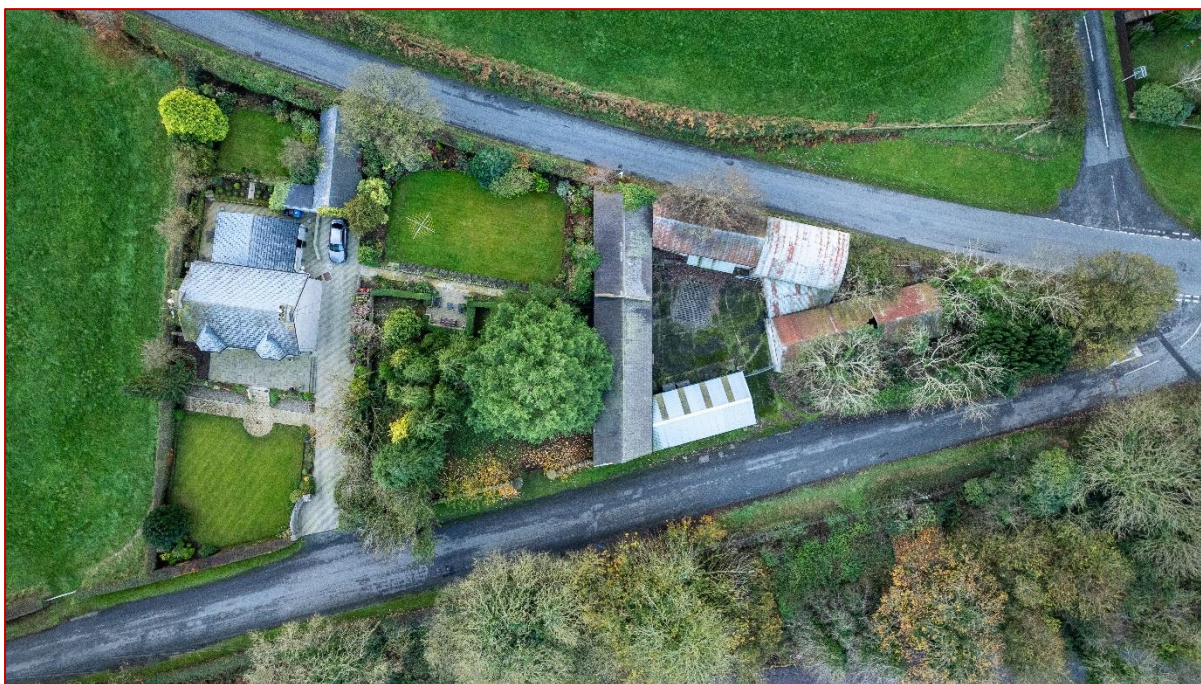
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## ❑ LOTS

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In the event that interested parties prefer to acquire part of the property not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached copy Spatial map.



## ❑ OFFERS

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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**

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House and yard	By appointment only with selling agent
Lands	By inspection at any time

## **❑ GUIDE PRICE**

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Lot 1- Residence on approximately 3.6 acres  
Offers around £415,000

Lot 2- Agricultural lands extending to approx. 2 acres accessible from Jockeys Brae  
Offers around £ 45,000

Lot 3- Agricultural lands extending to approx. 26.6 acres  
Offers around £525,000

Lot 4- Agricultural lands extending to approx. 2.5 acres accessible from the  
Derrywilligan Road.  
Offers around £50,000

Entire- Offers around £1,035,000

## **❑ CLOSING DATE FOR OFFERS**

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Thursday 30<sup>th</sup> January 2025

**MAP (ILLUSTRATION PURPOSES ONLY)**

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