



G/24/073

**FOR SALE
KILKEEL ROAD
HILLTOWN
CO. DOWN**

**VALUABLE LANDS EXTENDING TO APPROX. 5.98 ACRES
FOR SALE**



GUIDE PRICE: OFFERS AROUND £90,000

CLOSING DATE FOR OFFERS: Thursday 6th February 2025

(028) 3026 6811

www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

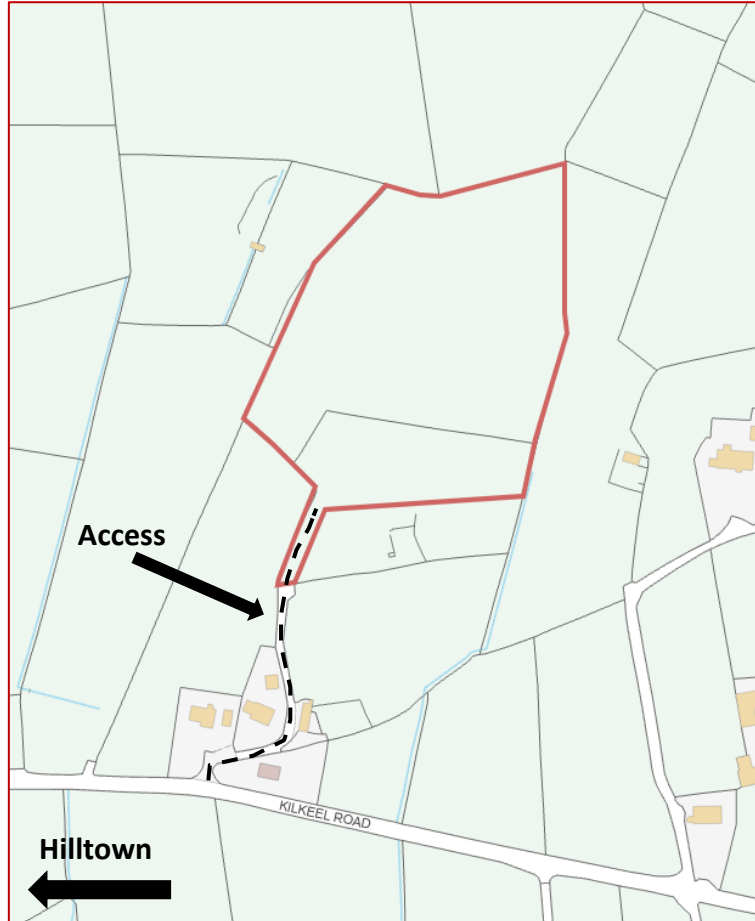
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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 Hilltown, travel approx. 0.5 miles on the B8/Castlewellan road and turn right onto the Kilkeel road and continue along for 0.7 miles approximately before turning left and the lands in sale are located at the top of the laneway.



❑ PLANNING

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

❑ AREA

The lands extend to approximately 5.98 acres.

❑ ACCESS

The lands are to be accessed via a right of way over a shared laneway off the Kilkeel Road.

❑ BOUNDARIES

The new boundaries are the responsibility of the successful purchaser along the southern border of these lands (on the right when one enters the lands in sale). To be completed with a stockproof post and wire fence in accordance with the attached Bingham map prior to completion.

❑ SINGLE FARM PAYMENT

There are no SFP entitlements available with the sale.

❑ WATER SUPPLY

The new owner would be responsible for establishing a new water meter at their own expense if required.

❑ VACANT POSSESSION

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



❑ 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 anytime.

❑ VENDOR'S SOLICITOR

Ronan McGuigan, Fisher & Fisher 5 The Square Kilkeel BT34 4AA
ronan.mcguigan@ffsolicitors.com

❑ GUIDE PRICE

Offers Around £90,000

❑ CLOSING DATE FOR OFFERS

Thursday 6th February 2025

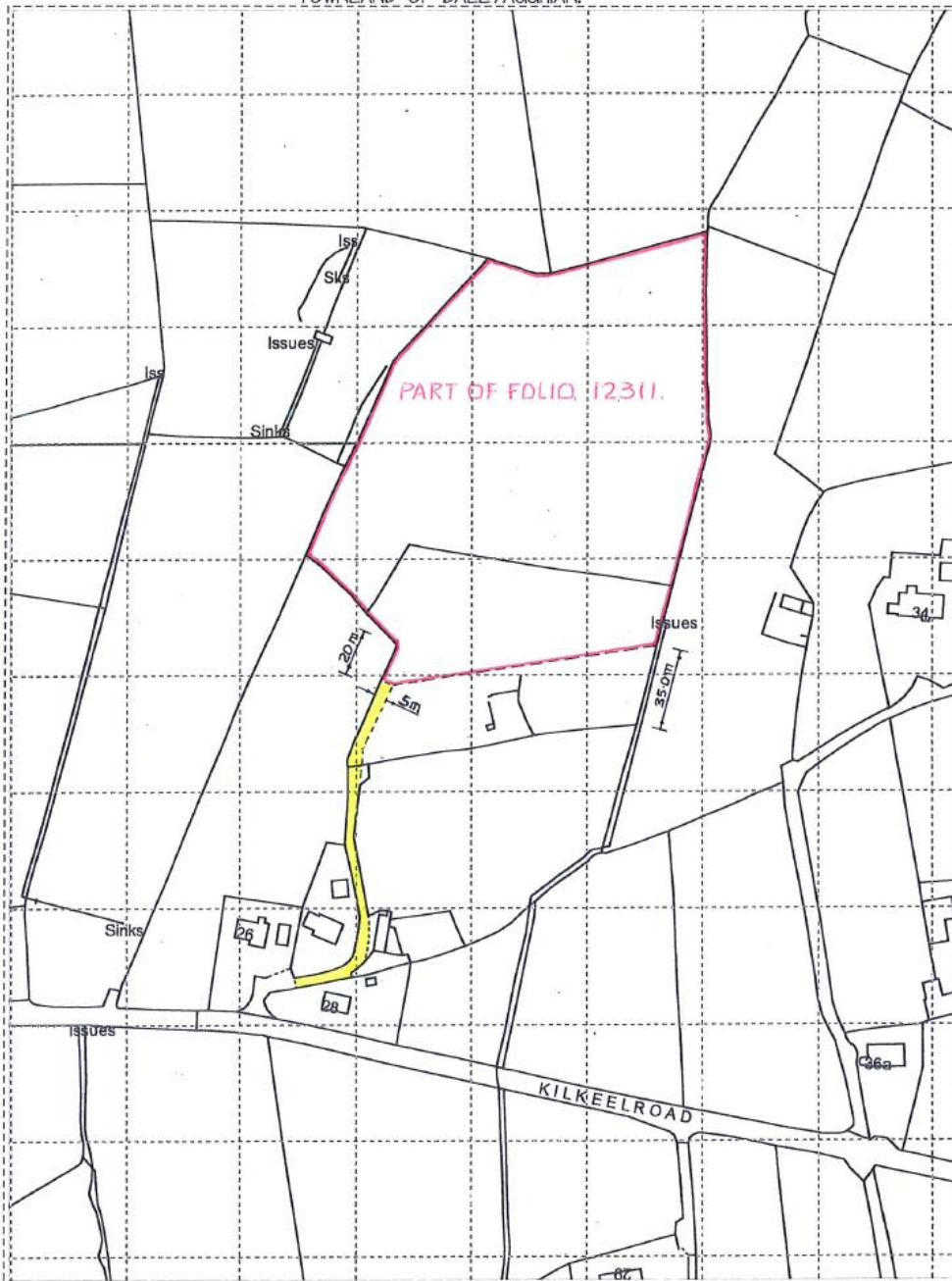
MAP

DRAWING NUMBER
3431-01

TRANSFER OF PART OF LANDS IN FOLIO 12311 Co. DOWN.



TOWNLAND OF BALLYAUGHIAN.



LOCATION MAP.

SCALE : 1/2500. I.G. MAP 254-136W.

REPRODUCED FROM THE ORDNANCE SURVEY MAP OF NORTHERN IRELAND WITH THE PERMISSION OF THE DIRECTOR AND CHIEF EXECUTIVE. CROWN COPYRIGHT.

J. H. BINGHAM,
60 GRANSHA ROAD,
RATHFRILAND.
TEL : (028) 4063 8543
OCTOBER 2024.