



G/24/109

**FOR SALE**  
**BALLYMORE ROAD**  
**TANDRAGEE**  
**CO ARMAGH**

**SUPERIOR LANDS EXTENDING TO APPROXIMATELY 23.8 ACRES  
FOR SALE AS ONE OR MORE LOTS**



**A unique opportunity to acquire approximately 23.8 acres of  
agricultural land a short distance from Tandragee.**

**Guide Price: Offers Around £415,000**

**Closing Date For Offers: Tuesday 11<sup>th</sup> February 2025**

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

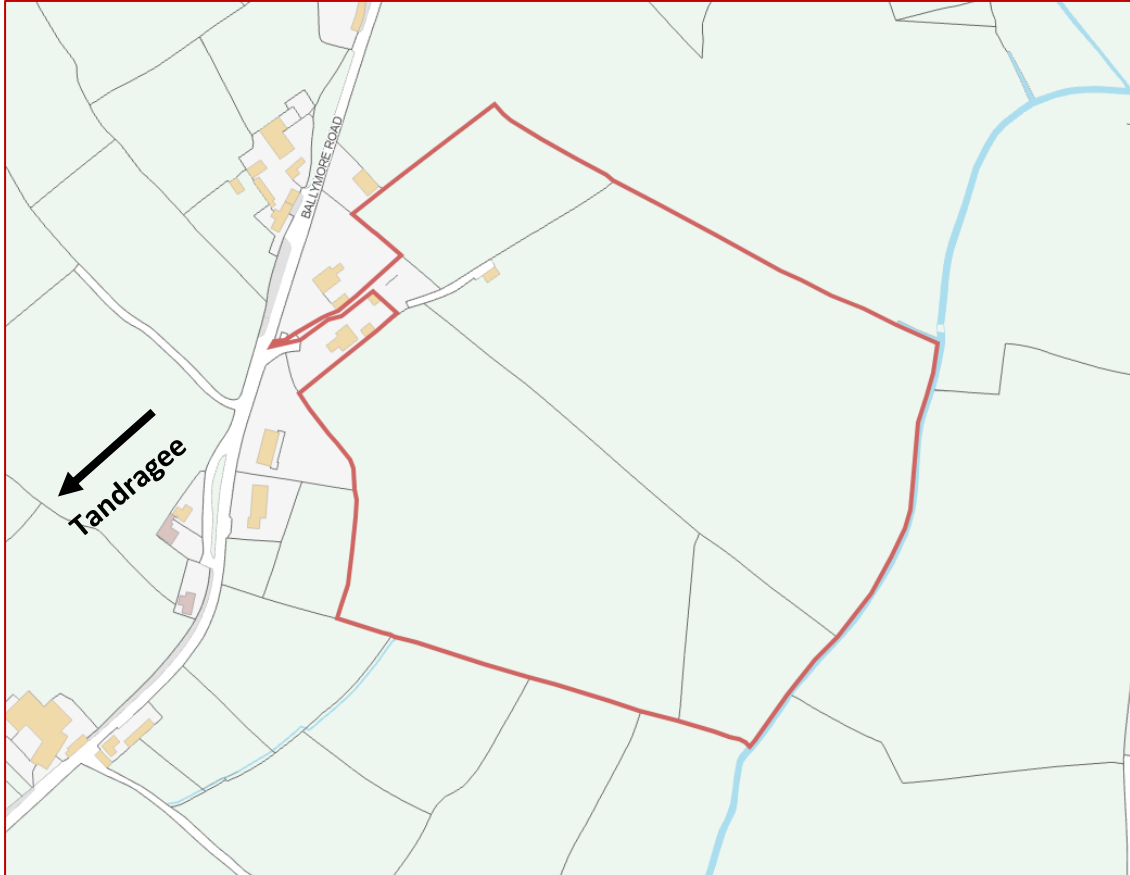
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
*Also at:- Armagh and Dundalk*

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**

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From Tandragee take the Ballymore Road East for approximately one mile and the destination will be on the right.



## **❑ AREA**

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The lands extend to approximately 23.8 acres.

## **❑ PLANNING**

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

## **❑ VACANT POSSESSION**

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

## **❑ SINGLE FARM PAYMENT**

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The Single Farm Payment entitlements are not included within the sale.

## **❑ YARD**

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The lands come with the benefit of a small yard which has a cattle crush and an adjacent disused small outbuilding.

## **❑ VENDOR'S SOLICITOR**

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Joe Cullen, RM Cullen & Son 16-22 Edward Street Portadown BT62 ENA  
joecullen@rmcullenandson.co.uk

## **❑ LAND REGISTRY**

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These lands are comprised within folios 9176, 5061, 9176, 5062 & 25012 Co. Armagh

## **❑ WATER SUPPLY**

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These lands have watercourses bordering some fields along with two mains water drinkers.

## **❑ LOTS**

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In the event that interested parties prefer to acquire part of the land they are requested to specify their preferred options with reference to the preferred field(s) number.



## **❑ VIEWING**

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By inspection at any time.

## **❑ OFFERS**

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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**

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Offers In the region of £415,000

## **❑ CLOSING DATE FOR OFFERS**

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Tuesday 11<sup>th</sup> February 2025





**Land & Property Services**  
**Seirbhís Talún & Maoine**  
 THE LAND REGISTRY | CLARLANN NA TALÚN

Date: 14 Nov 2024  
 County: Armagh  
 Folio: 9176  
 Scale: 1:2500  
 Our Ref: 2024/948661  
 Your Ref: JG/CLP/CON13172  
 Map Ref(s): 20113SW,22001NW  
 Sheet 1 of 1

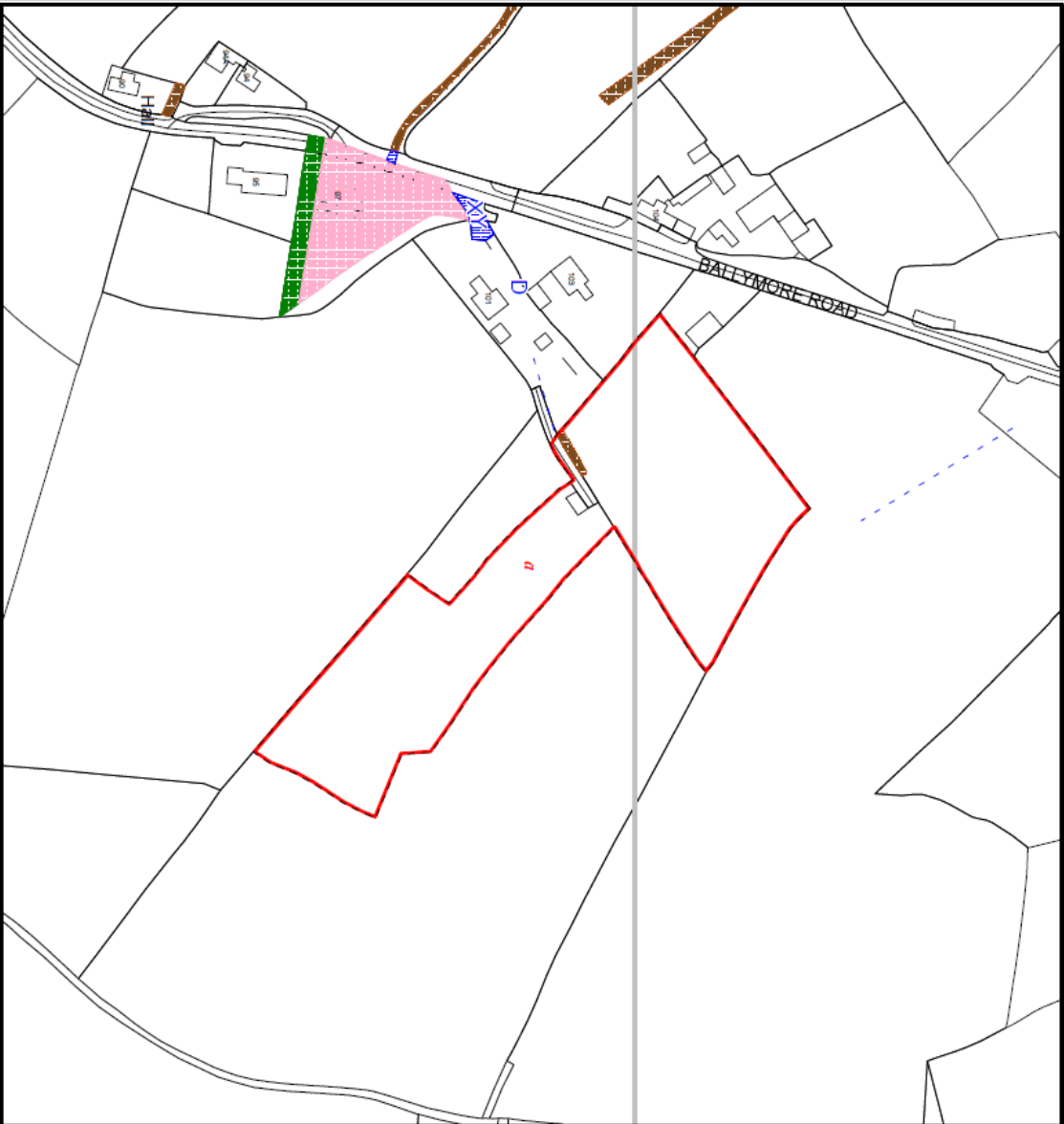
Key to folio labels:  
**d - 9176**

This map is for location purposes only (para. 4(1) of the Land Registration (Northern Ireland) 2004 as amended by paragraph 10 of the Schedule to the Amendment (Date: 2020)). Folio boundaries are not guaranteed, OSM features may have been reflected by omission of the OSM map data to registration.

This map has been prepared using the latest Ordnance Survey data and is not intended for use as a legal document. It should be used in conjunction with the relevant title deed and any other documents relating to the land. The map is not intended to be used as a substitute for a professional survey or other legal document. The map is not intended to be used as a substitute for a professional survey or other legal document. The map is not intended to be used as a substitute for a professional survey or other legal document.

This copy map shows the location of the lands comprised in the title label above.

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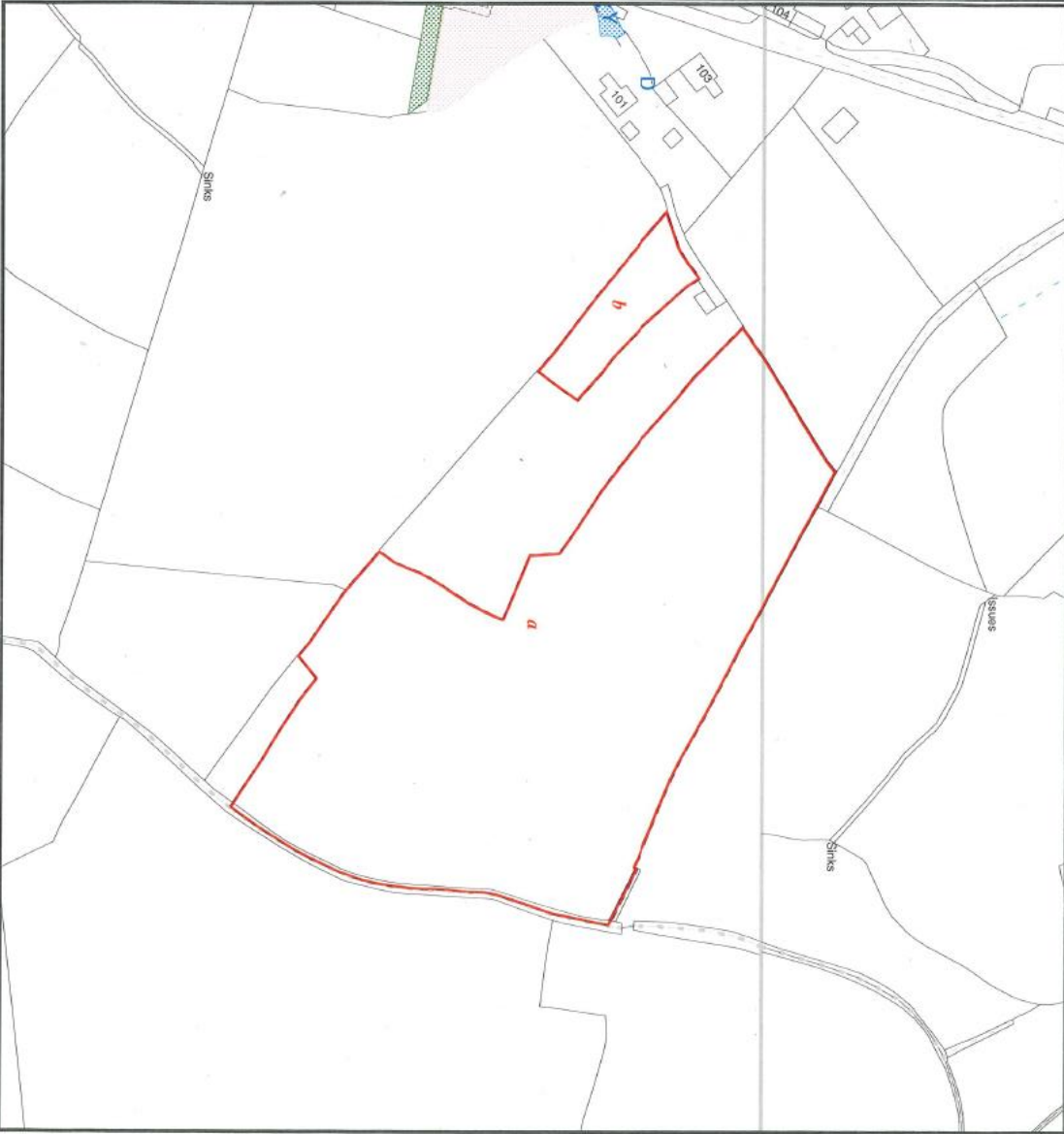


Land & Property Services  
LAND REGISTRY

Date: 05 Apr 2011  
County: Armagh  
Folio: 5062  
Scale: 1:2500  
Our Ref: 2011/132571  
Your Ref: JGCLPV/Bleakley  
Map Ref(s): 20113SW.22001NW  
Sheet 1 of 1

Key to folio labels:  
**a** - 5062 2Pa  
**b** - 5062 Pt 2

This map is for location purposes only (filed 11/11) of the Land Registration Title Return (filed 1984) as amended by amendments to the Schedule to the Amendment Rules 2001. It does not show any of the details of the title or any of the details of the land. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.



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The Department of the Environment  
Land & Property Services  
100, Waterloo Road  
Belfast, BT7 1HQ





# Land Registers of Northern Ireland

Date: 25 Nov 2004  
County: Armagh  
Folio: 5061  
Scale: 1:2500  
Our Ref: 2004/426137  
Your Ref: JGC Bleakley  
Map Ref(s): 20113SW/22001NW  
Sheet 1 of 1

Key to folio labels:

- a* - 5061 2Hs
- b* - 5061 P1 2

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