



G/25/013

**FOR SALE**  
**SCHOOL ROAD**  
**BALLYMARTIN**  
**CO. DOWN**

**APPROXIMATELY 2.1 ACRES OF AGRICULTURAL LAND WITH THE  
BENEFIT OF EQUESTRIAN FACILITIES FOR SALE**



**Quality small holding with good road frontage only 1.1 miles from  
Ballymartin.**

**Guide Price: Offers in excess of £45,000 invited**  
**Closing Date for Tenders: Friday 14<sup>th</sup> March 2025**

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

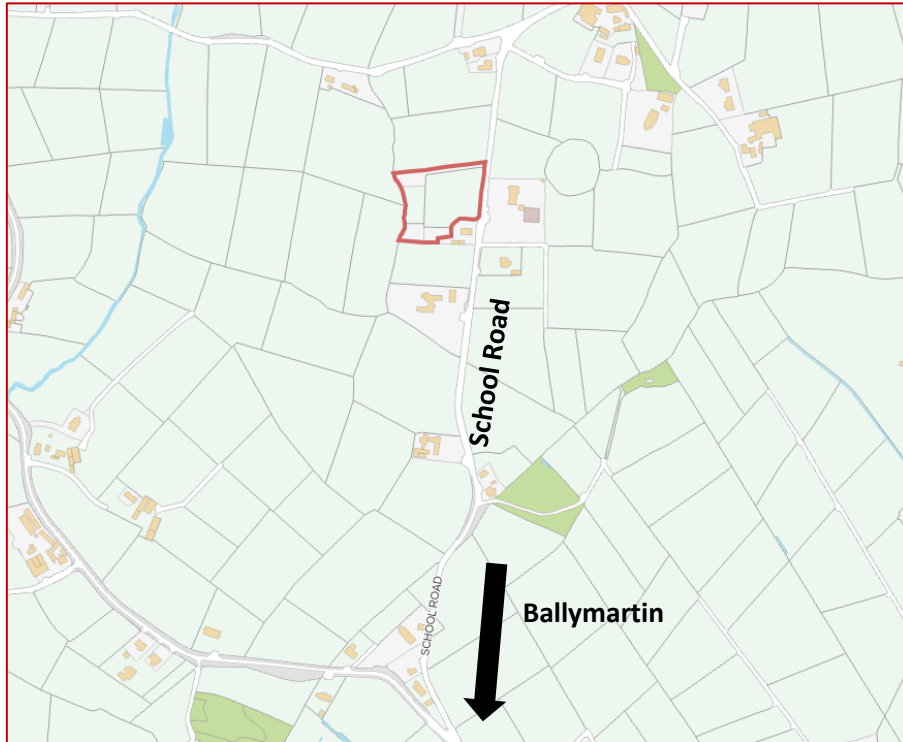
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
*Also at:- Armagh and Dundalk*

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 Ballymartin head North on School Road for approximately 1.1 miles and the lands in sale will be located on your left-hand side.



## **❑ VACANT POSSESSION**

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Vacant possession of the land will be granted to the successful purchaser(s) on completion.

## **❑ PLANNING**

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

## **❑ WATER**

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

## **❑ SINGLE FARM PAYMENT**

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There are no SFP entitlements available with the sale.

## **❑ VENDOR'S SOLICITOR**

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William McMurray, Gordon Bell and Son 9-11 Newry Street Rathfriland BT34 5PY  
william@gordonbellandson.co.uk

Sean Haughian, S.G Haughian, 7 Greencastle Street Kilkeel BT34 4BH  
info@sghaughian.com

## **❑ LAND REGISTRY**

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These lands are comprised within folios DN 235882 Co. Down

## **❑ TENDER PROCESS**

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Intending purchasers should complete the attached tender form in our brochure below. The vendor is not bound to accept the highest tender amount received.

## **❑ VIEWING**

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Lands- By inspection at any time.

## **❑ GUIDE PRICE**

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Offers in excess of £45,000 invited

## **❑ CLOSING DATE FOR TENDERS**

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Friday 14<sup>th</sup> March 2025

MAP

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# LAND REGISTRY MAPS

 <p><b>Land &amp; Property Services</b>          Scríbhís Talún &amp; Míóine          THE LAND REGISTRY   CLARLANN NA TAILLÍN</p>	<p>Date: 31 May 2022          County: Down          Folio: DN235882          Scale: 1:2500          Our Ref: 2022/425204          Your Ref:          Map Ref(s): 27909NE, 27908SE, 27910NW,          27910SW          Sheet 1 of 1</p>	<p>Key to folio labels:  <b>d - DN235882</b></p>	<p>This map is for location purposes only. It is a summary of the current registered title as shown on the Land Registry Folio. It is not a plan of the land and should not be used for any purpose other than to identify the location of the land. The boundaries shown on this map are for information only and should not be relied upon for any legal purpose. The map has been prepared using the latest available data and is subject to change without notice. The map is not a substitute for a professional survey or other legal document. The map is not a guarantee of accuracy and should not be used for any purpose other than to identify the location of the land. The map is not a substitute for a professional survey or other legal document. The map is not a guarantee of accuracy and should not be used for any purpose other than to identify the location of the land.</p>
			
<p><b>Crown Copyright Reserved</b></p> <p>The map is for location purposes only. It is a summary of the current registered title as shown on the Land Registry Folio. It is not a plan of the land and should not be used for any purpose other than to identify the location of the land. The boundaries shown on this map are for information only and should not be relied upon for any legal purpose. The map has been prepared using the latest available data and is subject to change without notice. The map is not a substitute for a professional survey or other legal document. The map is not a guarantee of accuracy and should not be used for any purpose other than to identify the location of the land.</p>			



**APPLICATION FOR PRIVATE TENDER  
SUBJECT TO CONTRACT**

**(A) PROPERTY**

Address: \_\_\_\_\_

Offer:       £

Confirmation in Words: \_\_\_\_\_

Confirm if Offer is for Entire Property    Yes     No

If Offer is for Part – Which Lot?

**(B) CONFIRMATION OF FINANCE**

Acting on behalf of the Vendor, we request that proof of available finance MUST accompany this tender application. This can be in the form of:-

Copy recent Bank Statement confirming funds available (or sight of same)

Or

Confirmation Letter from Bank Manager, Solicitor, Accountant, indicating that they are aware that you have sufficient monies to acquire this property

Or

Recent Letter of Offer of Finance from a Lending Institution, confirming amount of finance approved, TOGETHER with proof of remainder funds required to complete purchase (if successful).

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**(C) CONDITIONS**

1. Incomplete Tender Applications without acceptable proof of finance accompanying same will not be considered without further reference to you.
2. The Vendor is not bound to take the highest offer received, nor can this tender document be construed as part of any contract (contract denied). The Vendor may also withdraw the property from sale at any time before a binding “legal contract” has been signed by the vendor and the prospective purchaser.
3. All parties who submit a completed Tender will receive notification from the Agents within 10 working days of the closing Tender Date.
4. Tenders should either be posted by recorded delivery or hand delivered to 108 Hill Street, Newry before the stated deadline (and receipt obtained from Best Property Services).
5. In the event that a completed Tender is successful, the intending purchaser will be expected to provide to the agents within 48 hours of receiving confirmation of acceptable Tender the following:-
  - (a) 10% Deposit Payment (Paid Subject to Contract)
  - (b) Confirmation of Solicitor acting in purchase
  - (c) Photographic ID i.e. Driving Licence or Passport (For Money Laundering Compliance)
6. Completing of Condition 5 does not mean that a binding legal contract has been entered into.
7. Any dispute in relation to this Private Tender will be determined at the sole discretion of Best Property Services (NI) Ltd.

**(D) APPLICANTS DETAILS**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Contact No.s \_\_\_\_\_