

LAND FOR SALE



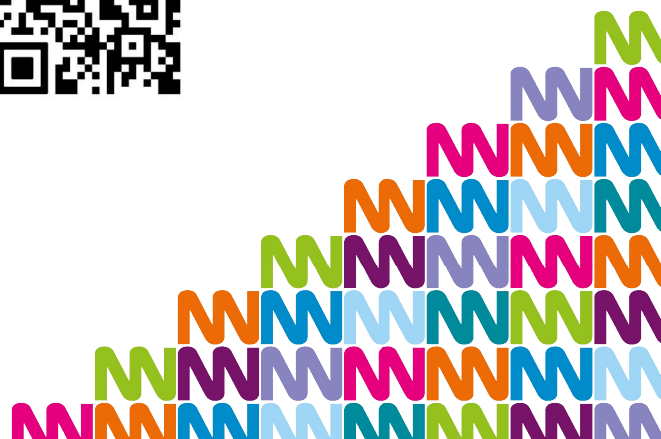
LAND @ Clanmaghery Road
Castlewellan
BT31 9SA

Offers Over
£117,950

- Agricultural Land
- Approx 7.85 Acres Total
- Road Frontage
- There maybe SFP entitlements available with the sale of these lands
- Vacant possession will be granted to the successful purchaser on completion
- The lands in sale are comprised within Folios 22149, 37271a & 37271b
- Viewing - By inspection at any time
- **PLEASE NOTE IMAGES WITH THE RED OUTLINE ARE A GUIDE ONLY**



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			





An opportunity to acquire circa 7.85 Acres of quality pasture land, ideally situated in the picturesque Ballyward. This land benefits from direct road frontage, ensuring convenient access, with an existing layout that allows easy entry to fields.

VIEWING

Viewing can be anytime, we do not arrange appointments for these.

LAND

There maybe single farm payments (SFP) available with the sale of these lands. Vacant possession will be granted to the successful purchaser on completion.

OFFERS

Anyone wishing to make an offer please email leanne@quinnestateagents.com with proof of funds attached. We reserve the right on behalf of the vendor to conclude the bidding (if necessary) . In the event of this, those interested parties with a valid offer on the property can be assured of being notified of the specific time and date for closing offers to be registered by.



For any enquiry relating to this property, please contact

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General Enquiries

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QUINN
Estate Agents

quinnestateagents.com

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.