



G/22/067

**FOR SALE
COOLEY HILL ROAD
TANDRAGEE**

PRIME FARMLAND EXTENDING TO APPROXIMATELY 25 ACRES FOR SALE



These lands have frontage and access from both Cooley Hill Road and Drumart Road, approximately 1.5 miles from Tandragee, just off the Markethill Road.

Guide Price – Offers around £375,000

Closing Date for Offers – 8th September 2022

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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.

❑ LOCATION

Take the B3 Markethill Road from Tandragee and travel approximately 1.5 miles. Cooley Hill Road is on the right. Turn onto Cooley Hill Road and take the first left onto Drumart Road and lands are on the right hand side.



AREA

The five fields extend to approximately 25-34 acres (10.26 Ha). Fields 4-8 inclusive on the attached DARD map.

❑ SFP

There are no SFP entitlements available with this land.

❑ LAND REGISTRY

These lands are mostly comprised within Folio 7607 Co Armagh with a small portion of Field No 8 east of No 3 Drumart Road held under a 10,000 year lease (from 1894).

❑ VACANT POSSESSION

These lands are currently let in conacre and vacant possession is available after 1st November 2022.



❑ 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 any time on site.

❑ VENDOR'S SOLICITOR

Mr Trevor McBurney, Trevor McBurney & Co, 37-39 Rathfriland Road, Banbridge, Co Down, BT32 3LA (028 4062 6666).

❑ CLOSING DATE FOR OFFERS

8th September 2022

❑ GUIDE PRICE

Offers around £375,000

DARD MAP



LAND REGISTRY MAP



Land & Property Services
 Sairbhíis Taitín & Maoiné
 THE LAND REGISTRY / CLÁIRIANN NA TALÚN

Date: 20 Jul 2022
 County: Antrimagh
 Folio: 7607
 Scale: 1:2500
 Out Ref: 2022/552683
 Plan Ref: 2022/552683 cartmill (new)
 Map Ref(s): 21908SM/21912NW
 Sheet 1 of 1

Key to folio labels:
 a - 7607

This map is intended to provide a visual representation of the land parcels shown in the folio. It is not a legal document and should not be used as evidence in any court of law. The map is based on the best available information and is subject to change without notice. The map is provided for information only and does not constitute a guarantee of accuracy. The map is provided as a service to the public and is not intended to be used for any other purpose. The map is provided on the basis that the user accepts all responsibility for any use of the map. The map is provided on the basis that the user agrees to indemnify and hold the Land Registry harmless from and against all claims, damages, losses and expenses, including reasonable legal costs, in connection with any use of the map. The map is provided on the basis that the user agrees to release, defend, indemnify and hold the Land Registry harmless from and against all claims, damages, losses and expenses, including reasonable legal costs, in connection with any use of the map.

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