



G/22/068

**FOR SALE
FOXFIELD ROAD
CROSSMAGLEN**

**VALUABLE LANDS EXTENDING TO APPROX 19.5 ACRES
FOR SALE AS ONE OR MORE LOTS**



These lands include extensive frontage to Foxfield Road, close to the junction with Concession Road, approx. 1.5 miles from Culloville.

Closing Date for Offers – 21st October 2022

Guide Price – Offers in excess of £350,000

(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 the Square in Crossmaglen, take Dundalk Road and travel approx. 1.5 miles before turning right onto Foxfield Road. Travel approx. 0.5 miles and the land is on the right-hand side as you travel towards Concession Road.

❑ LAND REGISTRY

The lands are comprised within Folio 8189 Co. Armagh and consists of 5 Fields and a small paddock.

❑ SPF

There are no SFP entitlements available with this land.

❑ AREA

The area has been measured digitally and extends to approx. 19.5 acres, all currently in grass.

❑ VACANT POSSESSION

The lands are being offered with vacant possession to the successful purchaser at completion of sale.

❑ SERVICES

The land has the benefit of a mains water supply.

❑ 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.



❑ VENDOR'S SOLICITOR

Geraldine McIntyre, Gus Campbell Solicitors, 10-12 Carleton St, Portadown, Craigavon (028 3833 4801 geraldinemcintyre@guscampbell.co.uk).

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❑ GUIDE PRICES

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MAP

