



G/22/094

FOR SALE
29 CARGABANE ROAD
DONAGHMORE
NEWRY
CO. DOWN

**EXCELLENT RESIDENTIAL FARM EXTENDING TO APPROX. 60
ACRES FOR SALE**



**Unique opportunity to acquire an impressive residential farm on approx. 60
acres of largely prime agricultural land with the benefit of an extensive
farmyard suitable for a range of enterprises.**

Guide Price: Offers Around:- £1,325,000 – entire
Closing date for offers:- 9th March 2023

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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.

❑ FARMHOUSE – 29 CARGABANE ROAD, DONAGHMORE, NEWRY



Seldom does a property of the calibre of 29 Cargabane Road come onto the market for sale. This eye-catching home is accessed via a private avenue which leads to a sweeping approach on arrival at the house. The property is a truly unique property set upon an elevated site with panoramic views of the countryside from every room.

29 Cargabane Road is a property full of character, boasting a private and rural location whilst remaining highly convenient, only 5 minutes drive from the A1 Belfast – Dublin dual carriageway and 10 minutes from Banbridge and Newry and all amenities.

The farmhouse offers a spacious living accommodation, comprising of open planned kitchen/dining area, utility room, living room with wood burning stove, Gym and games room with wood burning stove on the ground floor. On the first floor, the master bedroom benefits from a spacious dressing room and ensuite bathroom with a further 4 bedrooms, 2 of which have ensuites.







Ground floor accomodation:-

Kitchen/Dining Area

7.45m X 4.15m

Bespoke 'Alwood' Kitchen

High and low units with quartz worktops, Rangemaster Excel dual fuel cooker, integrated electrical appliances, Island, tiled floor

Bathroom

1.83m X 1.95m

Shower, w/c, heated towel rail, tiled walls and floor

Utility Room

3.38m x 2.97m

High and low units, quartz effect worktop plumbed for integrated washing machines, dryer, tiled floor

Living Room

5.94m x 4.97m

Wood burning stove with granite mantel, wall mounted TV point, solid oak flooring, patio doors

Games Room

5m x 5.99m

Wood burning stove with granite mantel, solid oak floor, wall mounted TV point

Gym

4.57m X 3.27m

solid oak floor, patio doors

Garage

4.56m X 4.54m



First floor accomodation:-

Master Bedroom

4.59m x 6.09m

Solid oak floor

Dressing Room

4.01m x 3.50m

Solid oak floor, built in wardrobes and doors

Ensuite

3.98m x 2.46m

Shower, w/c, freestanding bath, heated towel rails tiled floor and partially tiled walls

Bedroom 2

4.70m x 3.99m

Solid oak floor, built in wardrobes

Ensuite

3.56m x 0.94m

Shower, w/c, sink, heated towel rail, tiled walls and floor

Bedroom 3

4.36m x 3.66m

Solid oak floor, built in wardrobes

Bedroom 4

4.34m x 3.66m

Solid oak floor, tv point, built in wardrobes

Ensuite

1.28m x 3.38m

Shower, w/c, sink, tiled walls and floor

Bedroom 5

4.57m x 4.17m

Solid oak floor, tv point, built in wardrobes

Bathroom

2.69m x 2.64m

Free standing bath, shower, w/c, tiled floor, heated towel rail, partially panelled walls



❑ FARM YARD



The farm yard offers a range of farm buildings suitable for a range of enterprises previously operating as a dairy unit. The steading is conveniently located at the centre of the holding providing efficient access to the surrounding land allowing for the easy movement of stock within the steading.

The farm yard comprises of :-

- 6 link silo with 2 link partially slatted
- 7 link lean cubicle house with slatted tank
- 4 link shed partially slatted, including former milking parlour/dairy
- Range of traditional outbuildings which would be suitable for a range of uses
- 4 link round roof shed with lean and manure storage located a short distance along Cargabane Road from the main steading



❑ AGRICULTURAL LAND

The agricultural land historically has been utilised for silage, grazing and growing of cereals. The land is in good heart and consistently growing good crops.



The farm extends to approx. 60 acres as shown on the attached map.

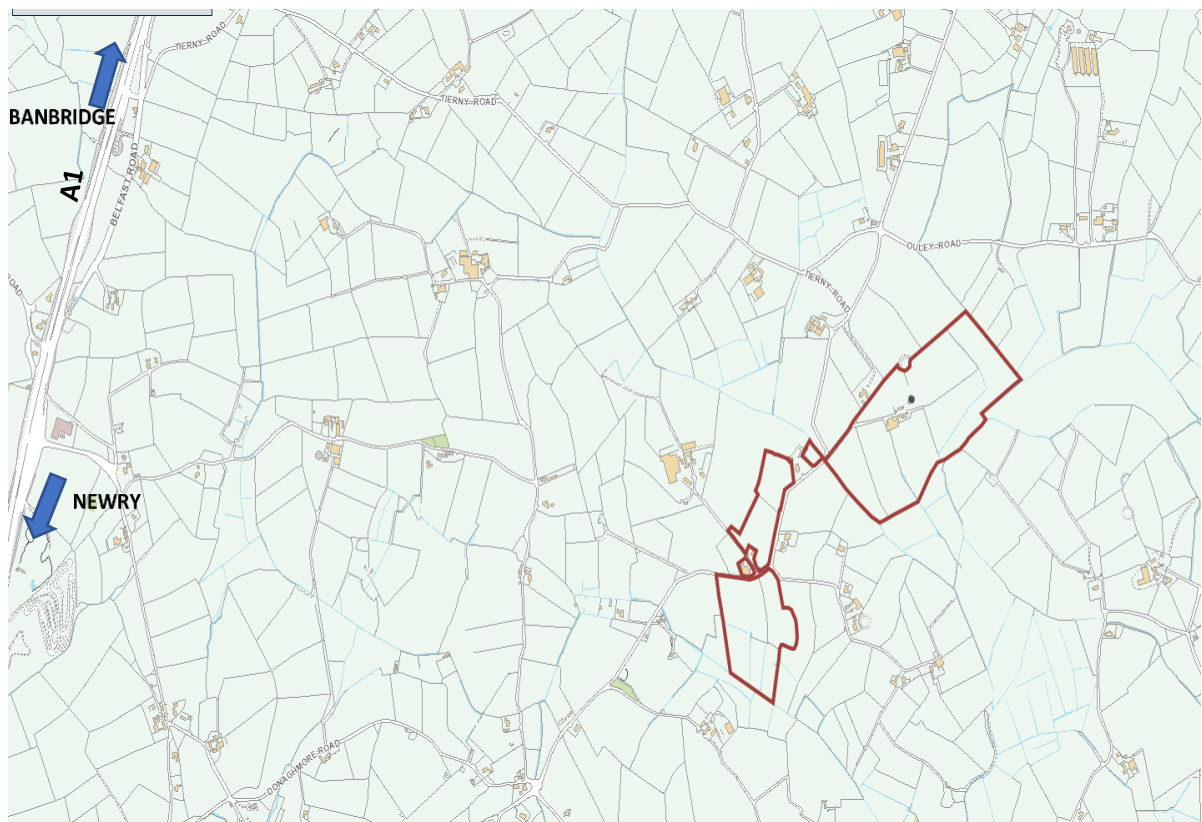


❑ LAND REGISTRY

These lands are comprised within the following Land Registry Folios: TBC.

❑ LOCATION

From Newry, travel north on the A1 towards Banbridge, approx 6 miles, using the central reservation to turn right onto Tierny Road. Travel approx 1.5 miles on Tierny Road and turn right onto Cargabane Road, the subject property is located on the left handside, accessed via a private laneway.



❑ VACANT POSSESSION

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

❑ VENDOR'S SOLICITOR

Tiernan Solicitors, 86 Dublin Road, Newry [Tel:- 028 302 63222](tel:02830263222)

❑ SINGLE FARM PAYMENT

Single farm payment entitlements are not available within the sale.

❑ VIEWING

By appointment with Selling Agent

❑ OFFERS

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

Lot 1:- 29 Cargabane Road with farm yard on approx. 38.50 acres of agricultural land

Offers around:- £1,000,000

Lot 2:- Approx. 7.53 acres of agricultural land with adjacent farm sheds

Offers around:- £130,000

Lot 3:- Approx. 14.55 acres of agricultural land

Offers around:- £195,000

Entire: Offers around:- £1,325,000

❑ FARM MAP (for identification purposes only)

