



Date: 06 Jun 2023
County: Down
Folio: 24976
Scale: 1:2500
Our Ref: 2023/449136
Your Ref:
Map Ref(s): 22u03SE

Sheet 1 of 1

Key to folio labels:

a - 24976

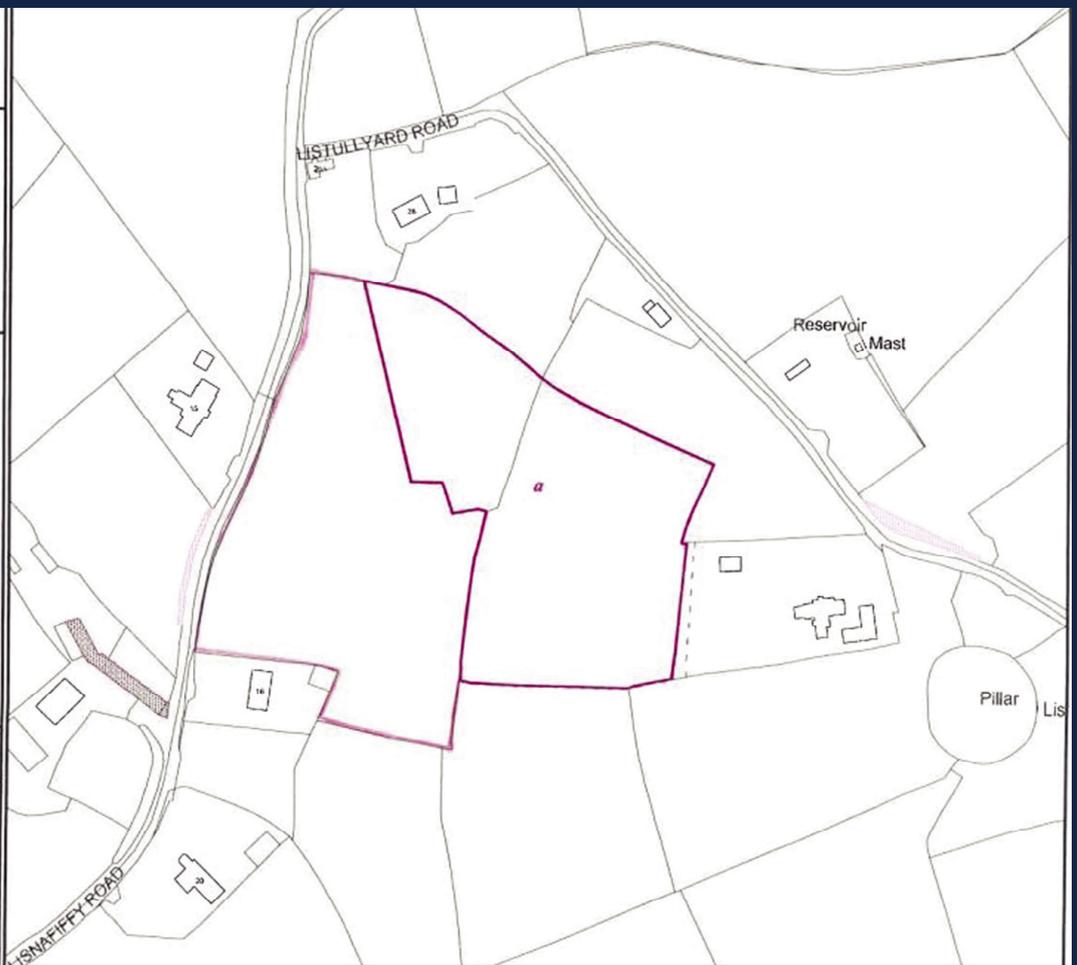
This map is for holder purposes only (Title 14(1) of the Land Registration Rules (Northern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amending Rules 2001). Folio boundaries are not guaranteed. Section 64 of the Land Registration Act (Northern Ireland) 1970. The boundaries of Land Registry markings and CDN's boundaries may have been adjusted by reference to the CDN map information to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future developments should be shown on the largest scale CDN map available for the area. Folio boundaries are not guaranteed. Section 64 of the Land Registration Act (Northern Ireland) 1970. Where there is any doubt concerning boundaries, the original instrument or documents should be inspected.

This map shows the location of the lands comprised in the title(s) listed above.

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Land

Approximately 8.4 acres of good quality agricultural land currently in grass and suitable for grazing, cutting and arable activities. Extensive road frontage on to the Lisnafiffy Road. Fields benefit from a mains water supply.

Location

The holding is located opposite number 15 Lisnafiffy Road, approximately 3 miles north east of Banbridge, County Down.

Land Registry

The lands are comprised within the following Land Registry Folio: 24976 (Co Down).

Vacant Possession

Vacant possession will be granted to the successful purchaser upon completion.

Vendor's Solicitor

Con Lavery & Co Solicitors 34 Bridge Street, Banbridge BT32 3JS

Offers

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding an auction on a specified date and time in our office.

In the event that a meeting or auction 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.

Entitlements

No Entitlements under Basic Payment Scheme are Included in the Sale.

Features:

- * Approximately 8.4 acres
- * Water Supply to Land
- * In Grass and In Good Heart
- * Sold with Vacant Possession
- * Closing Date for Offers Friday 18th August 2023
- * Extensive Road Frontage

Price:

Offers Around: £125,000
Holding Deposit: £2,000
Ref: 10869

Further Information:

Christopher Boyce
christopher.boyce@shooter.co.uk

Caroline McConkey
caroline@shooter.co.uk

Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

BANBRIDGE
21 Newry Street
Banbridge
BT32 3EA

028 4066 2206

banbridge@shooter.co.uk

LISBURN
17-19 Market Street
Lisburn
BT28 1AB

028 9266 6556

lisburn@shooter.co.uk

Enquiries To Banbridge

Please call (028) 4066 2206

Mon – Fri 9:00am to 5:30pm

Sat 9:30am to 12 noon



Land at
Lisnafiffy Road
GILFORD BT63 6ED

shooter
property services



GOOD QUALITY AGRICULTURAL
LAND WITH EXTENSIVE ROAD
FRONTAGE

Closing Date for Offers Friday 18th August 2023

LAND

for sale

£125,000