



G/25/030

FOR SALE
DORSEY ROAD
CULLYHANNA
NEWRY
CO ARMAGH

**VALUABLE LANDS EXTENDING TO APPROX 11.5 ACRES FOR
SALE**



**Rare opportunity to acquire approximately 11.5 acres of quality
agricultural farmland.**

Guide Price: Offers Around £195,000

Closing date for offers: Thursday 19th June 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

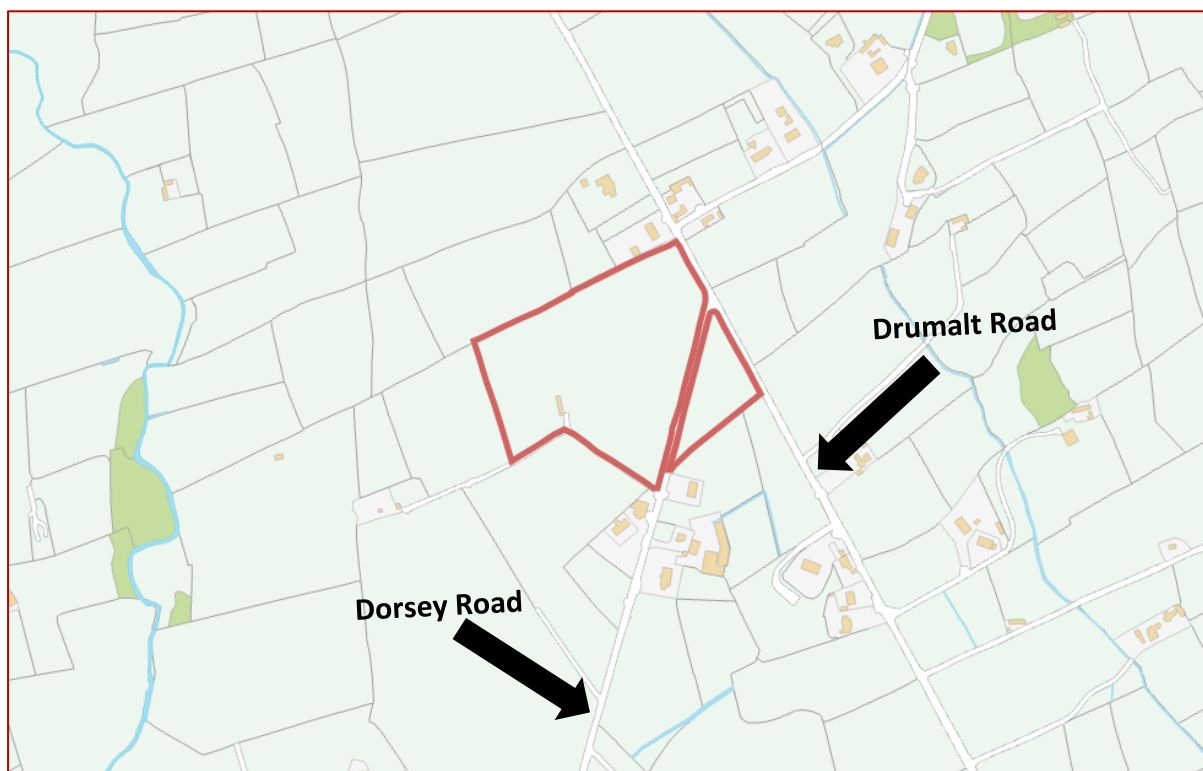
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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 Cullyhanna head Northwest on the Drumalt Road for approximately 2.2 miles and then turn right onto the Dorsey road and the lands in sale are located on both sides of the road



❑ AREA

The lands extend to approximately 11.5 acres as shown on the attached map.

❑ VACANT POSSESSION

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

❑ LAND REGISTRY

The lands in sale are comprised within folio 9370 Co. Armagh.

❑ SINGLE FARM PAYMENT

The Single Farm Payment entitlements are not included within the sale.

❑ PLANNING

A planning consent had been previously been approved in August 2007 for a replacement dwelling and garage however subsequently this consent has lapsed.
Planning Ref: P/2007/1098/F

Intending purchasers are advised to have their own architect provide independent planning advice

❑ WATER

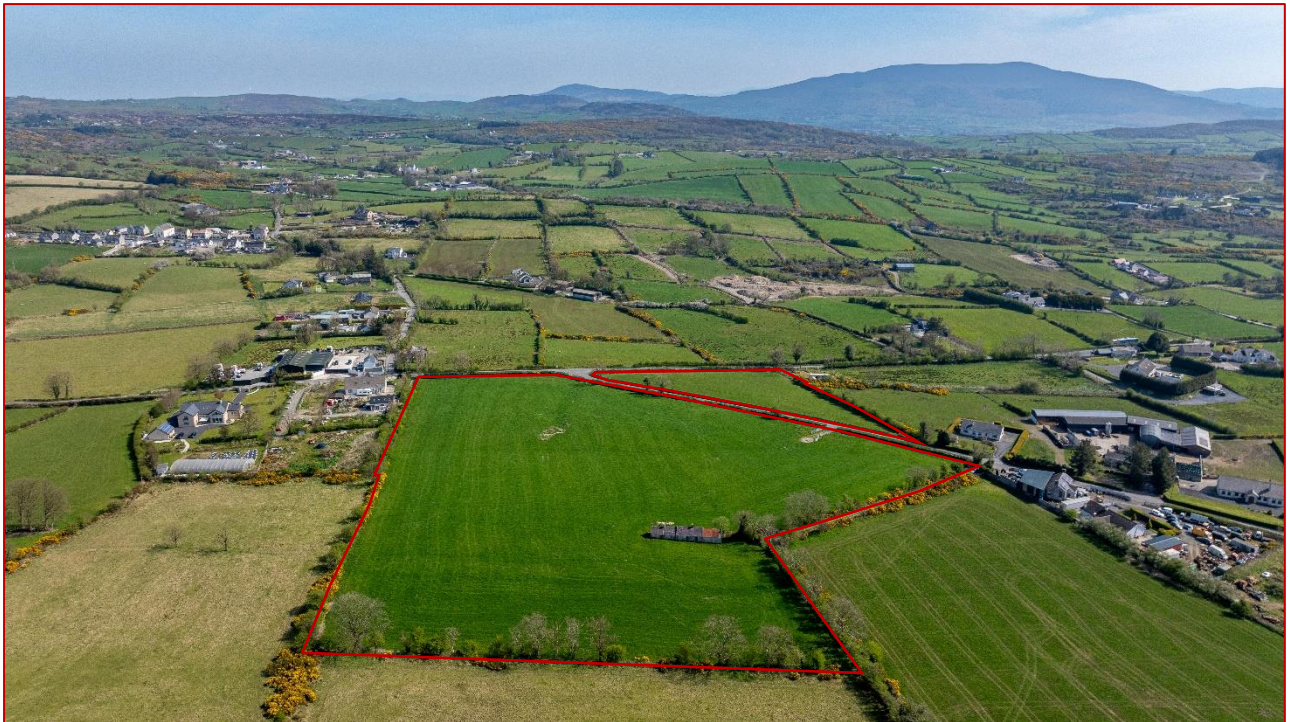
The lands in sale include a mains water supply to drinker.

❑ ACCESS

The access to the lapsed site is via a shared laneway.

❑ VENDOR'S SOLICITOR

Margaret Elliot, ETP Solicitors, 3 Downshire Road Newry BT34 1EE
Margaret.elliott@etpsolicitors.com



❑ VIEWING

By inspection at any time.

❑ 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.

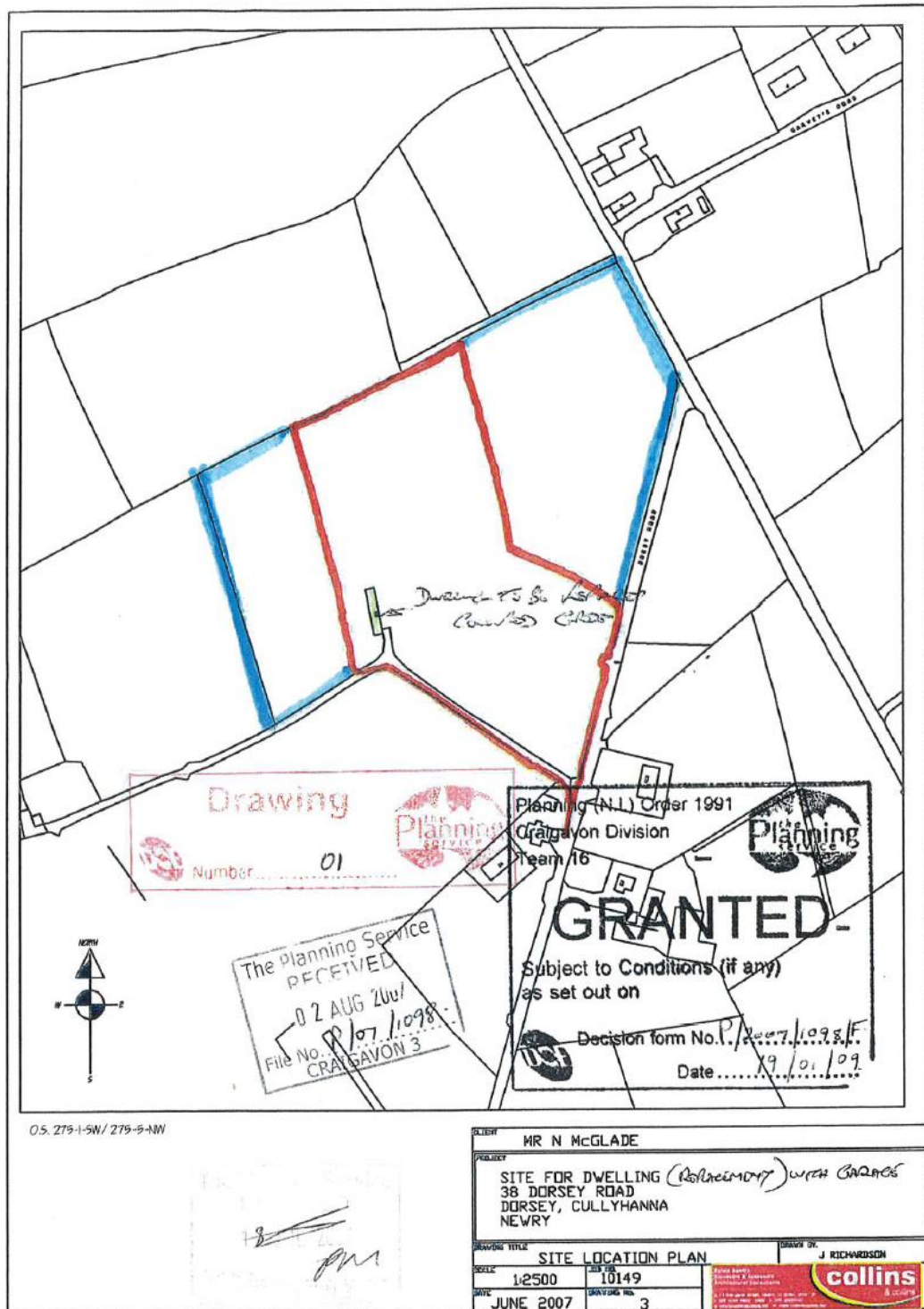
❑ GUIDE PRICE

Offers Around £195,000

❑ CLOSING DATE FOR OFFERS

Thursday 19th June 2025

❑ LAPSED SITE MAP



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