

1 Mountain Road, Cloughoge, BT35 8NJ



Guide Price £360,000

UNIQUE FARMHOUSE EXTENDING TO APPROXIMATELY 1.5 ACRES WITH A RANGE OF AGRICULTURAL SHEDS.

Welcoming new to the market a unique opportunity to acquire a detached farmhouse on approx. 1.5 acres with the added benefit of an approved building site with Outline Planning Permission for one dwelling along with agricultural sheds to the side and rear.

LOCATION

This property is located fronting the Forkhill Road with a fantastic outlook overlooking the surrounding countryside.

From Newry take the Dublin Road, at the roundabout take the third exit and merge onto the Forkhill Road/B113. Continue for approximately 0.9 miles and the subject property will be situated on your left-hand side. Occupying a peaceful, countryside position yet is well situated for the national motorway network.

KEY FEATURES

*Ground floor accommodation: Entrance Porch Hall, Lounge, Living Room, Kitchen

*First Floor Accommodation: Landing, 2 Bedrooms, Bathroom

*Oil Fired Central Heating.

*Externally the property has gardens to the front and rear with an attached garage.

*Range of agricultural sheds and stores.

PLANNING

Outline planning consent was granted in April 2025 (Planning Ref: LA07/2024/0886/O) Site for a dwelling and detached garage with associated site works.

Intending purchasers are advised to seek independent planning advice, if necessary, before placing an offer with the agent.

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 appointment only with selling agent

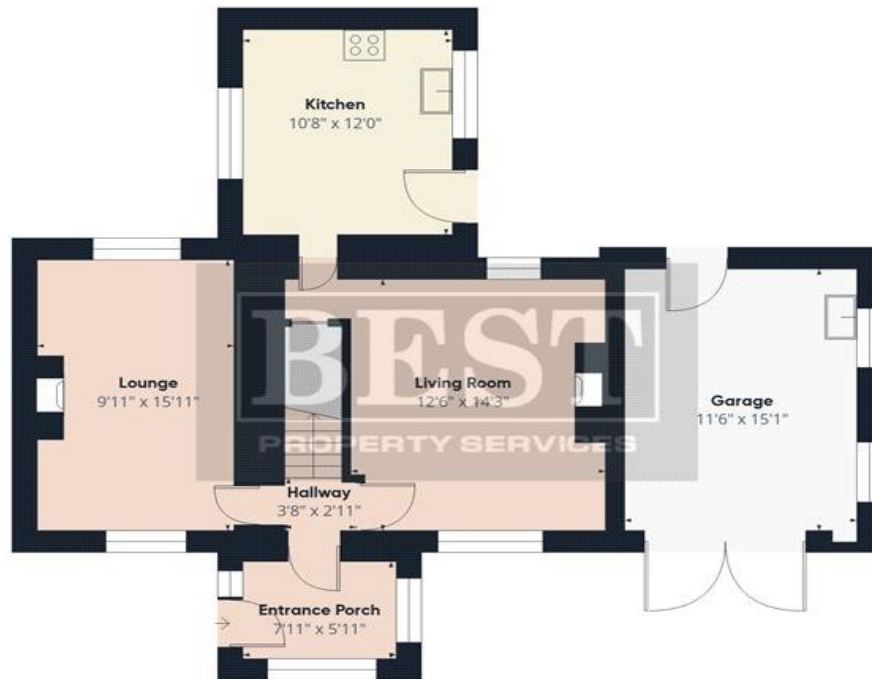
Lands By inspection at any time

- TWO BEDROOM FARMHOUSE INCLUDING AGRICULTURAL SHEDS WITH THE BENEFIT OF A BUILDING SITE WITH OUTLINE PLANNING PERMISSION FOR A DWELLING AND DETACHED GARAGE.
- OVERALL AREA: 1.5 ACRES
- Ground Floor Accommodation: Entrance Porch, Entrance Hallway, Lounge, Living Room, Kitchen, Garage.
- First Floor Accommodation: Two Bedrooms, Bathroom.
- Oil Fired Central Heating.
- Outline Planning Permission granted in April 2025 under planning reference LA07/2024/0886/O

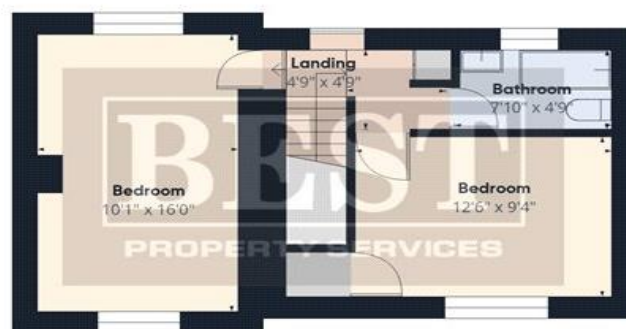




Floorplan



Floor 1



Floor 2





Energy Performance Certificate

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

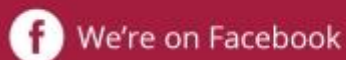
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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