



DS/19/001

FOR SALE

**DRUMNAHAVIL ROAD
DERRYNOOSE
KEADY
CO. ARMAGH**

**AGRICULTURAL LANDS EXTENDING TO APPROX. 16.20 ACRES
FOR SALE BY PRIVATE TENDER**



**Closing Date for Tenders: 11th October 2019
Guide Price: Offers Around £ 95,000**

(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 Keady, travel approx 1 mile on the Castleblaney Road, turn right onto Derrynoose Road, travel approx. 2 miles on Derrynoose Road before turning left onto Drumnahavil Road. The subject lands are located approx. 0.5miles along on the right and left handside.

❑ AREA

These lands extend to approximately 16.20 Acres.

The lands are split in 2 blocks - Approx 7 acres fronts Drumnahavil Road with approx. 9.20 acres located west of Drumnahavil Road

❑ LAND REGISTRY

The lands are comprised within Land Registry Folio's 8985 & 8812 Co. Armagh

❑ SFP

There are no single farm payment entitlements attaching to this land.

❑ TENDER PROCESS

Intending purchasers should complete the attached tender form and return to the agents prior to 5pm on the specified closing date.

The vendor is not bound to accept the highest tender amount received.

❑ VENDOR'S SOLICITOR

Chris Goodfellow, DWF Law, 42 Queen Street, Belfast, BT1 6HL

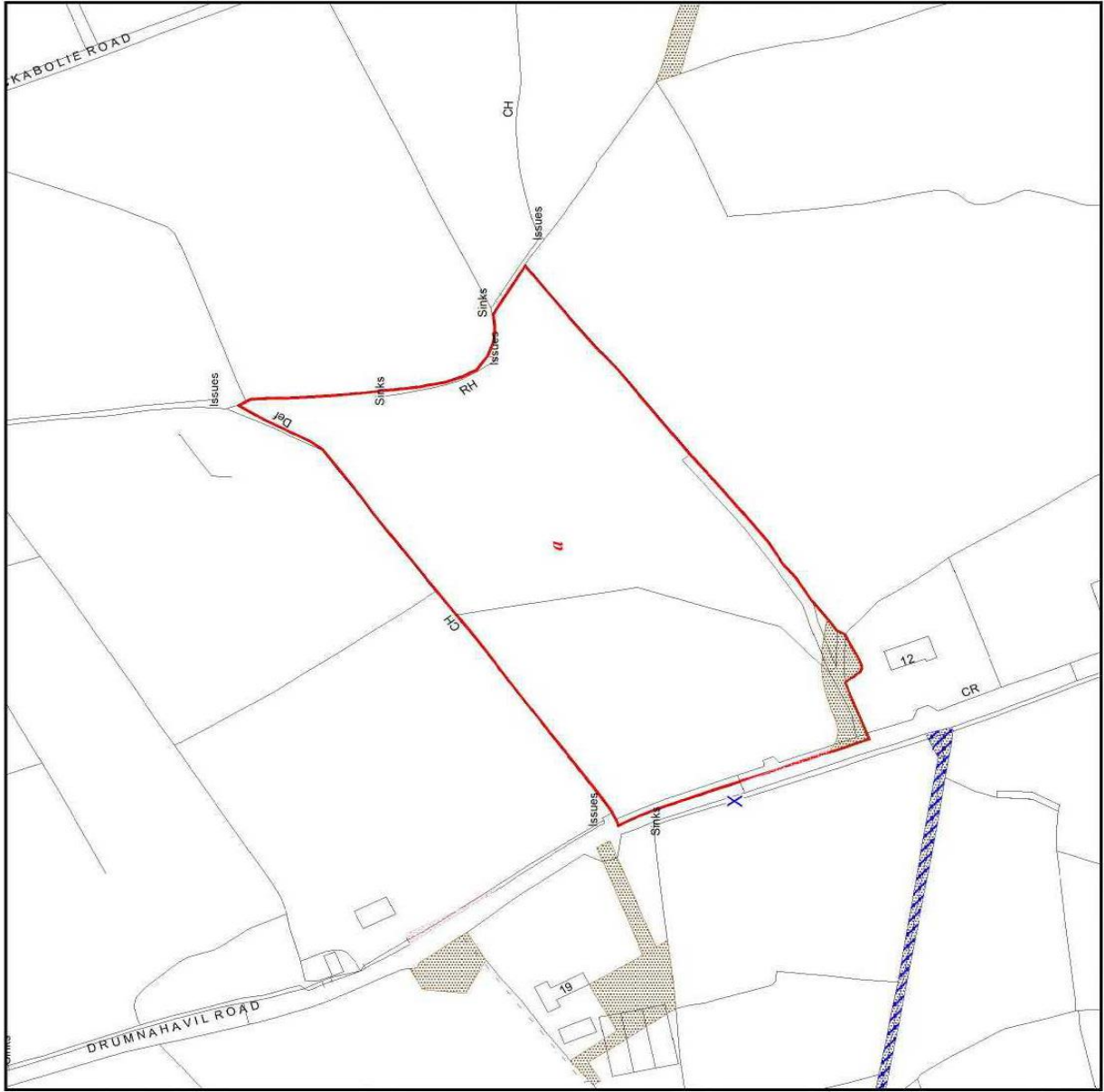
❑ VIEWING

By inspection on site

❑ GUIDE PRICE

Offers Around £95,000

LAND REGISTRY MAP



Land & Property Services
 Seirbhísí Talún & Maoine
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 04 Feb 2019
 County: Armagh
 Folio: 8812
 Scale: 1:2500
 Our Ref: 2019/100496
 Your Ref: B157/1899
 Map Ref(s): 24911NE
 Sheet 1 of 1

Key to folio labels:
a - 8812

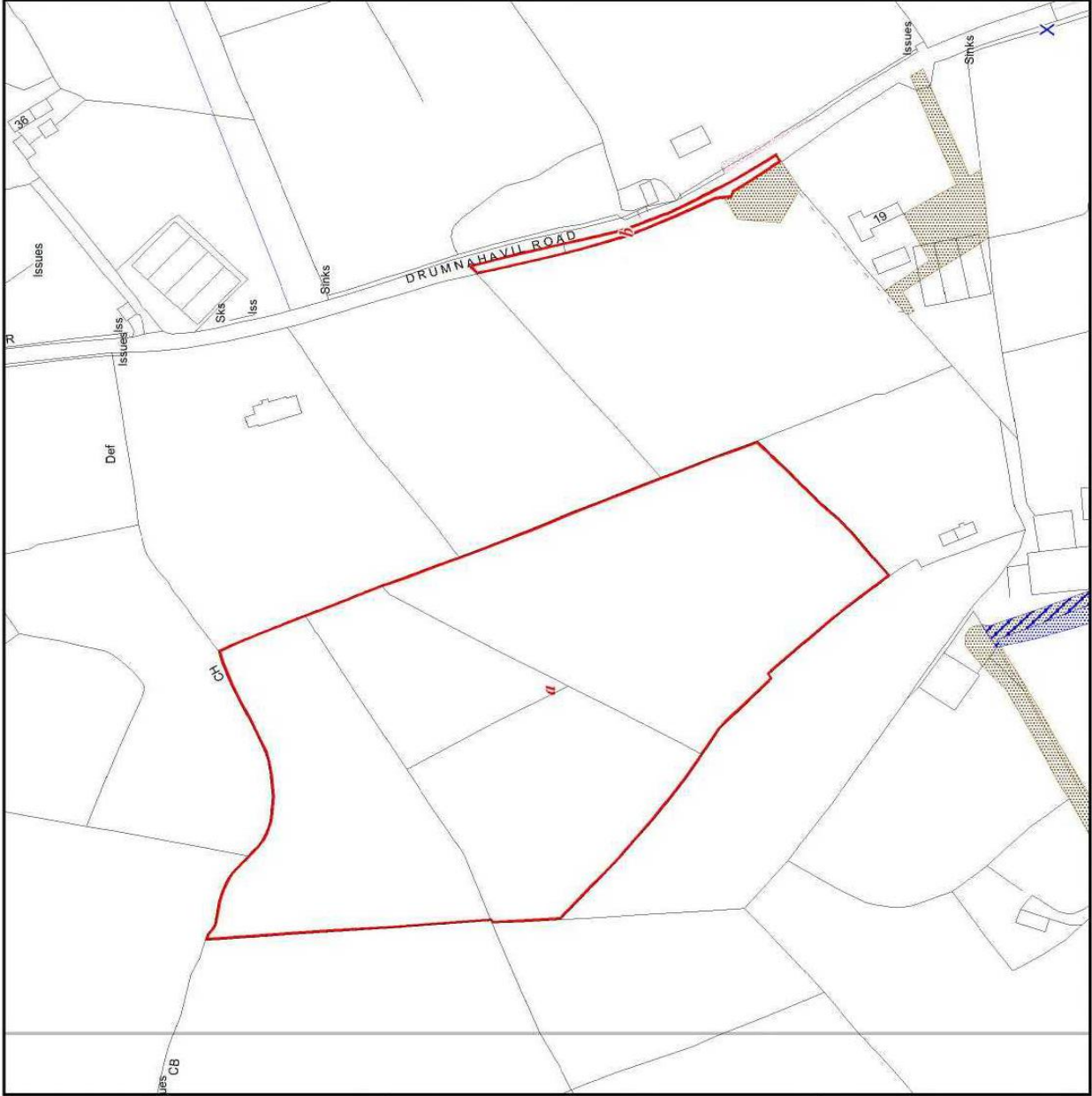
This map is for location purposes only (Scale 1:1111) of the Land Registration Rules (Northern Ireland) 1994 as amended (Section 64 of the Land Registration Act (Northern Ireland) 1970). The co-ordinates of Land Registry markings and OSN features may have been affected by revisions of the OSN map subsequent to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OSN Grid Plan available for the area.

Where there is any doubt concerning boundaries, the original instrument or Document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

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Land & Property Services
Seirbhísí Talún & Maoine
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 04 Feb 2019
County: Armagh
Folio: 8985
Scale: 1:2500
Our Ref: 2019/100492
Your Ref: B157/1899
Map Ref(s): 24911NW.24911NE
Sheet 1 of 1

Key to folio labels:
a - 8985 2Ps
b - 8985 Pt 2

This map is for location purposes only (Rule 11(1) of the Land Registration Rule (Northern Ireland) 1994) as amended (Section 64 of the Land Registration Act (Northern Ireland) 1970). The co-existence of Land Registry markings and OSNI features may have been affected by revisions of the OSNI map subsequent to registration.
 This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS Irish Grid Plan available for the area.
 The map is based on the OSNI map of the area. OSNI is the Ordnance Survey of Northern Ireland.
 Document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

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**APPLICATION FOR PRIVATE TENDER
SUBJECT TO CONTRACT**

(A) PROPERTY

Address: _____

Offer: £

Confirmation in Words: _____

Confirm if Offer is for Entire Property Yes No

If Offer is for Part – Which Lot?

(B) CONFIRMATION OF FINANCE

Acting on behalf of the Vendor, we request that proof of available finance MUST accompany this tender application. This can be in the form of:-

Copy recent Bank Statement confirming funds available (or sight of same)

Or

Confirmation Letter from Bank Manager, Solicitor, Accountant, indicating that they are aware that you have sufficient monies to acquire this property

Or

Recent Letter of Offer of Finance from a Lending Institution, confirming amount of finance approved, TOGETHER with proof of remainder funds required to complete purchase (if successful).

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(C) CONDITIONS

1. Incomplete Tender Applications without acceptable proof of finance accompanying same will not be considered without further reference to you.
2. The Vendor is not bound to take the highest offer received, nor can this tender document be construed as part of any contract (contract denied). The Vendor may also withdraw the property from sale at any time before a binding “legal contract” has been signed by the vendor and the prospective purchaser.
3. All parties who submit a completed Tender will receive notification from the Agents within 10 working days of the closing Tender Date.
4. Tenders should either be posted by recorded delivery or hand delivered to 108 Hill Street, Newry before the stated deadline (and receipt obtained from Best Property Services).
5. In the event that a completed Tender is successful, the intending purchaser will be expected to provide to the agents within 48 hours of receiving confirmation of acceptable Tender the following:-
 - (a) 10% Deposit Payment (Paid Subject to Contract)
 - (b) Confirmation of Solicitor acting in purchase
 - (c) Photographic ID i.e. Driving Licence or Passport (For Money Laundering Compliance)
6. Completing of Condition 5 does not mean that a binding legal contract has been entered into.
7. Any dispute in relation to this Private Tender will be determined at the sole discretion of Best Property Services (NI) Ltd.

(D) APPLICANTS DETAILS

Name: _____

Address: _____

E-Mail Address: _____

Contact No.s _____