



**OKT**  
O'CONNOR KENNEDY TURTLE



For Identification Purposes Only

# FOR SALE

Lands of c. 5.3 Acres partly zoned within Settlement Limit

53 Concession Road, Cullaville, Newry, BT35 9AW



## LOCATION & DESCRIPTION

The lands are located within the village of Cullaville close to the Town of Crossmaglen, in very close proximity to the boarder with the Republic of Ireland.

The main road network to Belfast and Dublin is some 10 miles distant at Dundalk, where the A37 / N53 enjoys a North / South connection.

The subject comprises a commercial yard and a block of agricultural land, having a frontage to Concession Road and with access to same. The front portion of the holding extending to c. 1 acre is laid out as hard standing, being fenced onto the roadway by palisade fencing. Two entrance gates to site. The yard is part concrete and part hard core.

Note – The building located on the land is of a temporary nature and may be removed prior to completion.

## ACCOMMODATION

UNIT	AREA (HECTARES)	AREA (ACRES)
Yard	c. 0.44 Ha	c. 1.08 Acres
Agricultural Land	c. 1.7 Ha	c. 4.165 Acres

## SALES DETAILS

PRICE: Offers in the region of £100,000

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## VIEWING / FURTHER DETAILS

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