



**Agricultural Lands Adj to:  
5 Loughkeelan Road  
Downpatrick  
BT30 7AH**

**Guide Price  
£350,000**

Secure this home with our in house  
Financial Advisors Welby & Associates.

- Lot 1 67.5 acres or thereabouts
- Lot 1 - £300,000
- Lot 2 12.57 acres or thereabouts
- Lot 2 - £50,000

**WA**  
Welby & Associates  
CHARTERED FINANCIAL PLANNERS





3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
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BT32 3EA

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Quinn Estate Agents are pleased to market agricultural lands contained in two lots, which include a farmyard with silo, hayshed and workshop.

The land surrounding the farmyard, which is connected to mains water and electricity, provide grazing and arable / cutting grounds, ideal for stock rearing.

The lands and farmyard are approached off the Loughkeelan Road, via a shared driveway. A former dwelling, situated in the farmyard may provide an opportunity to obtain planning permission for a replacement dwelling.

Lot 1 comprises 67.5 acres or thereabouts of agricultural land with former cottage and a range of outbuildings - £300,000

Lot 2 comprises 12.57 acres of agricultural land providing grazing for cattle and/or sheep - £50,000

## LOT 1

### FARMYARD

Includes:-

Former Dwelling

Orchard to rear planted with Damson eating and cooking apples

Range of Outbuildings situated in concrete yard - Cattle House, 3 Bay Hayshed, Silo, 5 Bay Hayshed, Cattle House, Lyin Shed, Sheep House, Workshop, Pig House, Hayshed

Divided into convenient sized fields, they are all laid down to permanent pasture. The lands range in quality from arable lands suitable for cropping and cutting or grazing lands - ideally suitable for a sucker herd and/or grazing sheep.

Mains water is laid on to drinking trough located at strategic points with the lands being fenced for grazing livestock. Hard laneways serve a number of the fields.

## LOT 2

Extending to 12.57 acres or thereabouts is approached via shared laneway leading off the Loughkeelan Road and through Lot 1 to the lands. The lands are laid down to permanent pasture and are watered by natural sources



### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or Installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.