



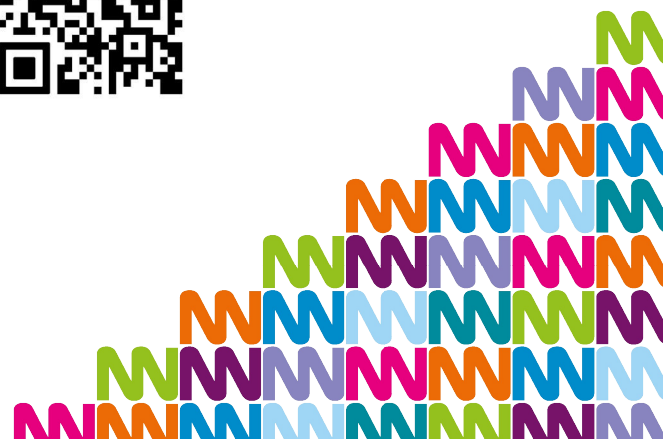
**42 Cross Road**  
 Rathfriland  
 BT34 5ED

**Offers In The  
 Region Of £460,000**

- Detached House with Land
- Approx 20 Acres of Arable Land
- Private Treelined Avenue Access
- House in Need of Extensive Renovations
- Viewing By Appointment - Not currently able to access property itself
- Property - Water & Electric Disconnected
- Farmland Currently Rented
- Land Fenced & Watered
- CASH BUYERS ONLY
- Call Leanne on 07703612260 or email [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled in the charming area of Rathfriland, Newry, this unique piece of land at 42 Cross Road offers a wonderful opportunity for those looking to invest in a property with historical significance. Dating back to 1890, this pre-1914 land carries with it a sense of character and heritage that is hard to find in modern developments.

The location is ideal for those who appreciate the tranquillity of rural living while still being within reach of local amenities and the vibrant community of Rathfriland. Surrounded by picturesque landscapes, this land provides a blank canvas for your vision, whether you are considering building a family home or developing a project that respects the historical essence of the area. With its rich history and potential for future development, this property is not just a piece of land; it is an opportunity to create something truly special in a location that is both serene and inviting. Embrace the chance to own a slice of Rathfriland's heritage and make your mark in this delightful part of Co Down with amazing views of The Mournes.

#### DETAILS

Approx 20 Acres of arable grazing land with private laneway access. The property itself is derelict and in need of major renovations internally. Access to property not currently possible due to some safety aspects needing addressed, electric and water also been disconnected. Viewing of the land will be strictly appointment only due to be secured & locked.

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. 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.



For any enquiry relating to this property, please contact

**Leanne Glover**

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07703612260

#### Ballynahinch Branch

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Ballynahinch BT24 8AB

**028 9756 4400**

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#### General Enquiries

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