



G/26/040

FOR SALE
CASTLEWELLAN ROAD
BALLYWARD
CASTLEWELLAN
CO DOWN

**VALUABLE LANDS EXTENDING TO APPROX 10.8 ACRES FOR
SALE**



Superb parcel of farmland currently in permanent pasture.

Guide Price: Offers Around £245,000
Closing date for offers: Tuesday 25th August 2026

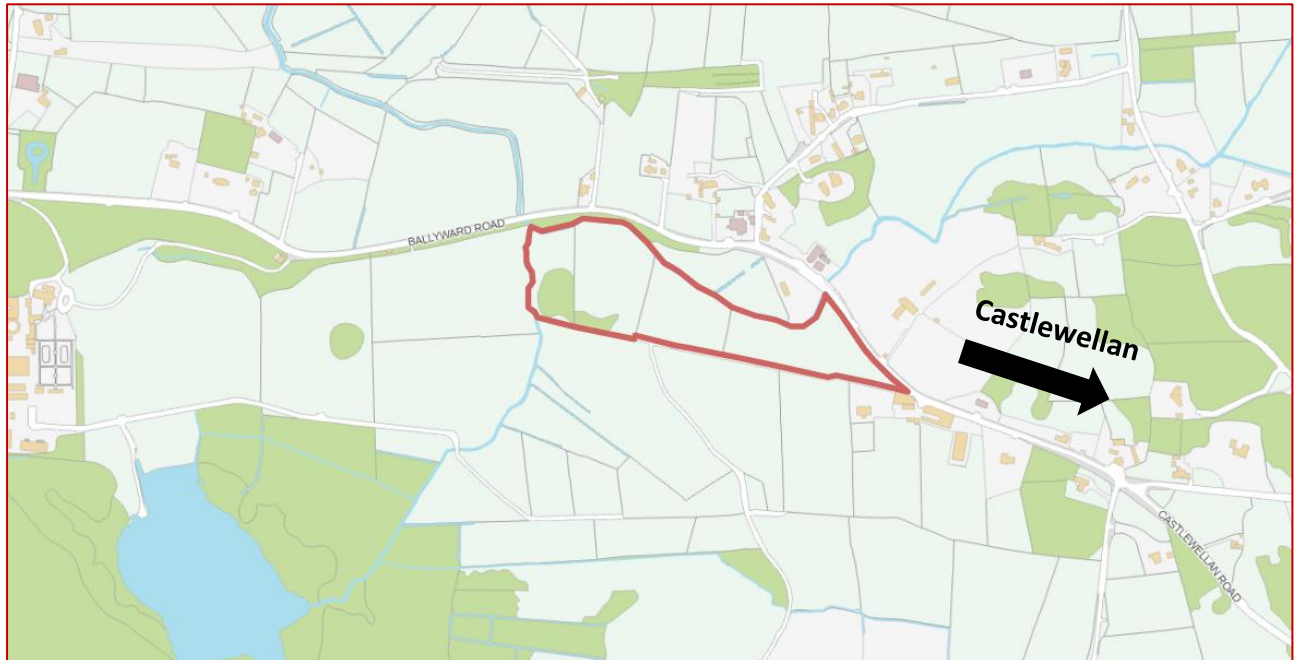
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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Castlewellan head towards the upper square at the Roundabout take the 2nd exit onto the Bann Road, continue along for approx. 4.6 miles and the lands in sale will be located on your left-hand side.



❑ AREA

The lands extend to approximately 10.86 acres as shown on the attached Farm map.

❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser on completion.

❑ LAND REGISTRY

The lands in sale are comprised within folios 21637 Co. Down.

❑ PLANNING

There are currently no planning approvals or applications for building sites on these lands.

❑ FARM SUSTAINABILITY PAYMENT (SINGLE FARM PAYMENT)

The Single Farm Payment entitlements are not included within the sale.

❑ WATER SUPPLY

The lands in sale have a watercourse bordering the fields however potential purchasers will be responsible for installation and maintenance of an independent water meter.

❑ VIEWING

By inspection at any time.

❑ LANEWAY

A third party laneway borders these lands along their Southern boundary, there is an established right of access along the laneway to the Castlewellan Road.

❑ VENDOR'S SOLICITOR

Sabrina Cumiskey, ES Legal 8 Sandy Street Newry BT34 1EN
sabrina@es-legal.com



❑ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

❑ GUIDE PRICE

Offers Around £245,000

❑ CLOSING DATE FOR OFFERS

Tuesday 25th August 2026

Contact

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FARM MAP (FOR IDENTIFICATION ONLY)

