



A	B	C	D	E	F	G	H
Field Number	Total Field Area (Ha)	Land Type		Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type of Change Applied	Field Status
3/059/008/7	3.819	LL			3.82	Boundary Change	Verified
3/059/008/8	1.922	LL			1.92	Unchanged	Verified
3/059/008/11	3.701	LL		Ineligible Boundary Ineligible Vegetation	0.054 0.161	Boundary Change	Verified
3/059/008/15/A	1.099	LL			1.10	Unchanged	Verified
3/059/008/15/B	0.132	LL			0.13	Boundary Change	Verified
3/059/008/16	2.182	LL			2.16	Unchanged	Verified
3/059/008/17	2.083	LL			2.05	Boundary Change	Verified
3/059/008/18/A	0.723	LL	Hard	0.048	0.67	Unchanged	Verified
3/059/008/18/B	0.183	LL	Trees	0.183	0.00	Unchanged	Verified
3/059/008/19	0.944	LL			0.94	Unchanged	Verified
3/059/008/21	1.971	LL			1.97	Unchanged	Verified
3/059/008/22	0.990	LL			1.00	Unchanged	Verified
3/059/008/23	1.982	LL			1.98	Boundary Change	Verified
3/059/008/24	2.685	LL			2.68	Boundary Change	Verified
3/059/008/26	0.198	LL	Hard Trees	0.013 0.184	0.00	Unchanged	Verified
3/059/008/27	0.104	LL	Trees	0.104	0.00	Unchanged	Verified
3/059/008/28	2.017	LL	Trees Water	0.757 1.260	0.00	Boundary Change	Verified
3/059/850/5	2.354	LL	Ineligible Vegetation Water	0.018 2.317	0.02	Boundary Change	Verified
Total Area (Ha)	29.11				24.01		

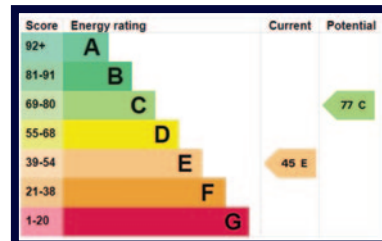
Features:

- * Highly Desirable Agricultural Holding with Farm Dwelling and Yard
- * Approximately 70 acres of land comprising 59.3 acres of eligible arable land, 3 acres of planted woodland & 7.5 acres of bog/rock
- * Land in grass and in good heart - with mains water throughout
- * Good road frontage with house and yard accessed via good quality tarmac avenue
- * Farm yard with a good range of farm out buildings
- * Previously operated as a dairy enterprise, but in recent years the land has been used for cutting silage and grazing
- * 4 Bedroom / 3 Reception dwelling house in good habitable order
- * Sold with Vacant Possession

***** Closing Date for Offers Friday 2nd October 2026 *****

BANBRIDGE
21 Newry Street
Banbridge
BT32 3EA
028 4066 2206
banbridge@shooter.co.uk

LISBURN
17-19 Market Street
Lisburn
BT28 1AB
028 9266 6556
lisburn@shooter.co.uk



www.shooter.co.uk

Beechwood
27 Kernan Road
BALLYVARLEY BT63 6BX

shooter
property services



BEECHWOOD FARM CIRCA 70 ACRES PLUS YARD AND DWELLING

'Beechwood' A special opportunity to acquire a well configured agricultural holding of circa 70 acres (59.3 acres arable) comprising quality farm land in the townlands of Ballyvarley and Kernan, Co. Down. The lot comprises 3 blocks of quality grass land lying to both the east and west of the Kernan Road and surrounding the farm dwelling and yard at 27 Kernan Road. The dwelling house, whilst ready for modernisation, remains in good repair. Viewings are strictly through the agent.

FARM

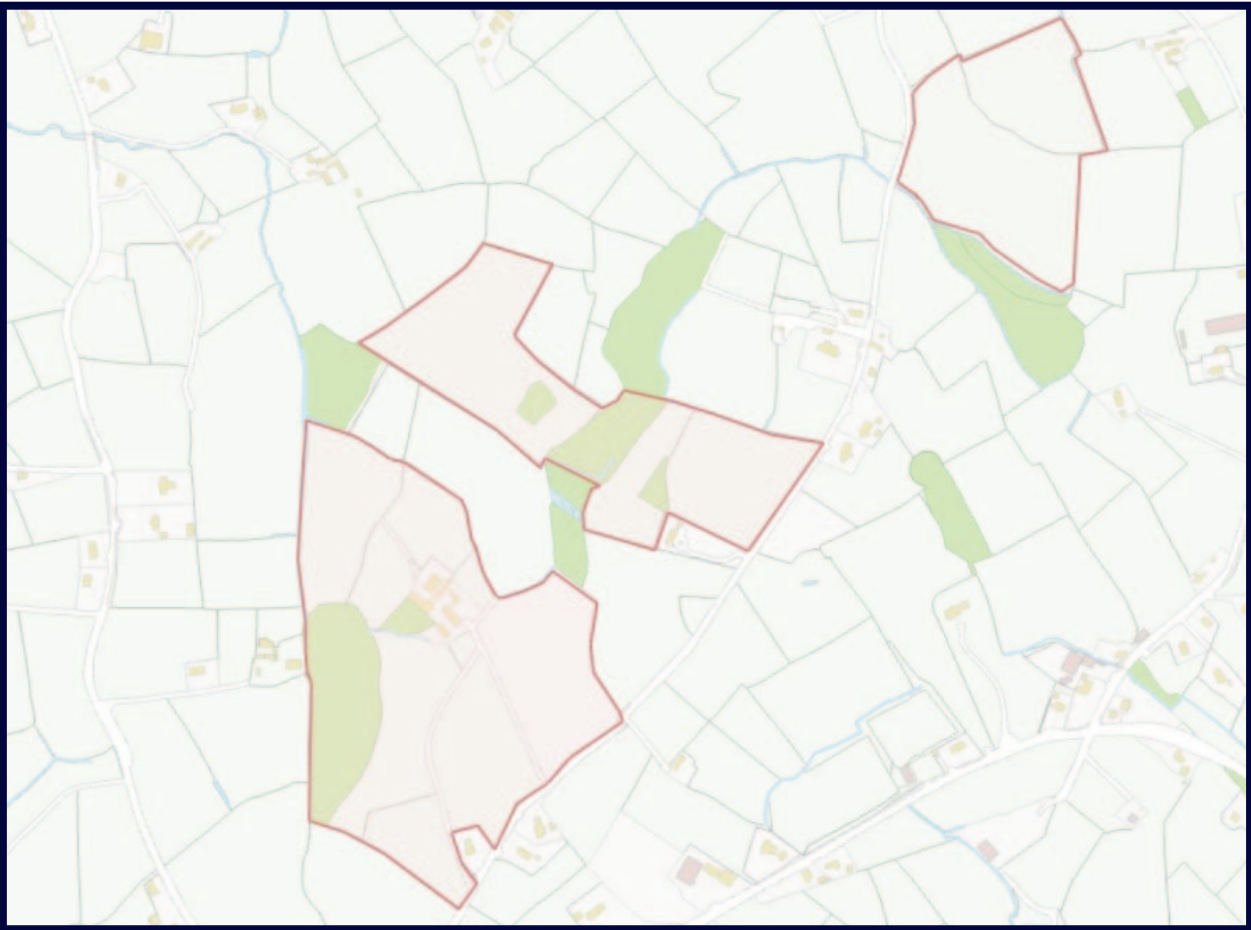
for sale

£1,850,000

www.shooter.co.uk

Beechwood, 27 Kernan Road
BALLYVARLEY, BANBRIDGE BT63 6BX

For Appointments
Telephone: (028) 4066 2206



Land

Approximately 70 acres of land comprising 59.3 acres of eligible arable land (in grass), 3 acres of planted woodland, 7.5 of bog/rock (all areas approximate). Suitable for grazing, cutting and arable activities. Road frontage on to the Kernan Road. Land is served by a mains water supply throughout. Note that fields 24 & 11 are connected via a right of way over the neighbouring land. Note also that DARD map and field schedule shown includes entirety of field 5 (bog) but only approximately 2 acres of this is included in the title and sale.

Yard

Concrete farm yard with the following surrounding outbuildings: Slatted silo with lean-to slatted cattle shed, slatted cattle shed with cubicles and adjoining (former) parlour, solid floor cattle shed, barn with loft and adjoining hay shed, terrace of general stores with calving house (natural slate rooves), round top general store with lean to machinery store. (Two x slurry tanks).

Location

The holding is located approximately 200 metres north of the start of the Kernan Road from the Loughbrickland Road side, and approximately 3 miles west of Banbridge, County Down.

Making an offer: As part of our service to all our clients and in order to provide you to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.
Holding deposits: Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance.
Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

Land Registry

The lands are comprised within the following Land Registry Folios: 11099, 3764, 10867, 12091, 24724 (Co Down). A small portion (less than 1 acre) is unregistered title.

Vacant Possession

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

Vendor's Solicitor

Mr Adrian Travers 40 Rathfriland Street Banbridge BT32 3LA

Offers

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding an auction on a specified date and time in our office. In the event that a meeting or auction 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.

Entitlements

No Entitlements under Basic Payment Scheme are Included in the Sale.

Price:

Offers Around: £1,850,000

Holding Deposit: £2000

Ref: 11240i

Appointments:

Please call (028) 4066 2206

