



G/26/015

FOR SALE
BALLYREAGH ROAD
POYNTZPASS
NEWRY

**ATTRACTIVE 27 ACRE HOLDING WITH THE BENEFIT OF A
FORMER DWELLING FOR SALE**



These lands are accessible via a short laneway off the Ballyreagh Road, leading to a small farmyard and former two storey dwelling.

Guide Price: Offers Around £425,000
Closing Date For Offers: Tuesday 29th September 2026

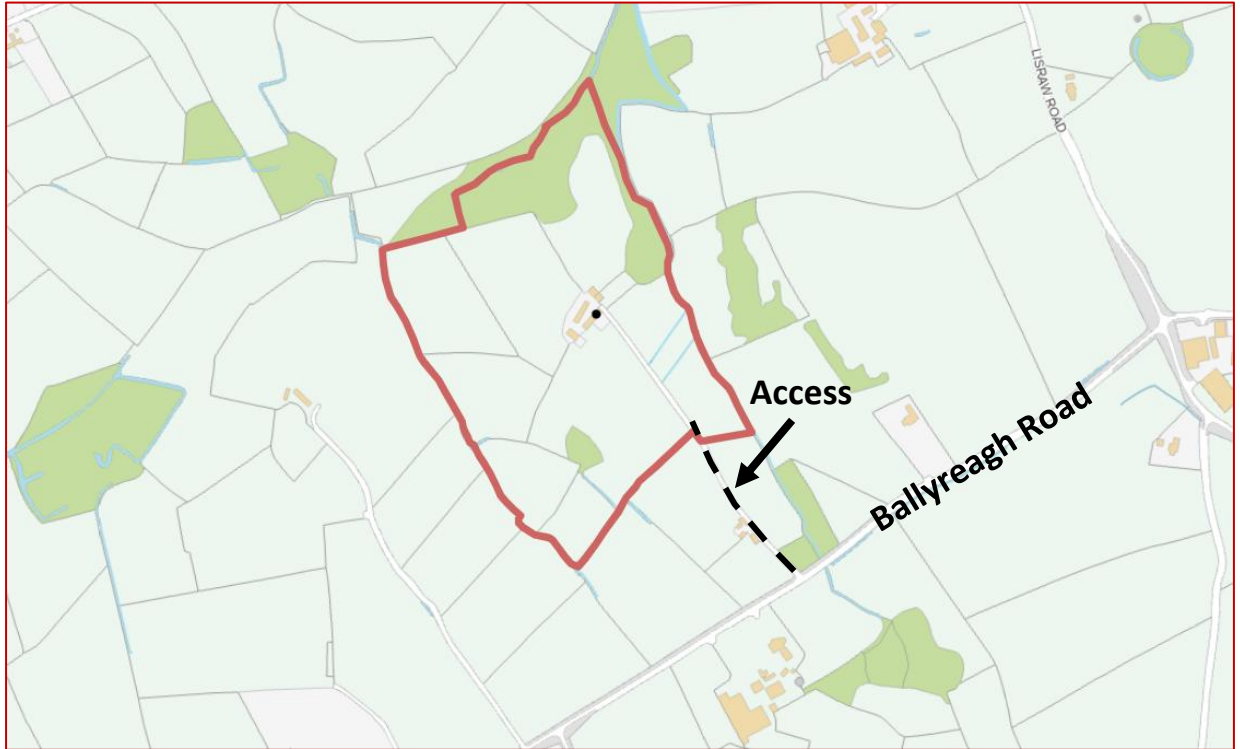
(028) 302 66811
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BESTPROPERTYSERVICES (NI) LTD
108 Hill Street, Newry, Co Down,
BT34 1BT
e-mail – info@bestpropertyservices.com

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 Poyntzpass, take the Markethill Road and travel approximately 0.5 miles and take the first road on the right (Lisraw Road). Travel towards the top of the hill and turn left at the crossroads onto Ballyreagh Road. Then take the first laneway on the right off Ballyreagh Road.



❑ PLANNING

The former farmhouse should be eligible for a replacement dwelling (subject to Planning Consent) and purchasers are advised to speak to their own planning advisor or architect to have this verified.

❑ FARMYARD

The farmyard includes a 3-link hayshed with one bay having a slatted tank and the other two bays with concrete floor. There is also an adjacent collecting yard with cattle crush.

❑ AREA

The area taken from the old farm map is 26.77 acres (10.84 hectares), excluding Fields 5 & 13, which have been transferred to a related party.

❑ LANEWAY

From the Ballyreagh Road until the start of the lands for sale (Fields 1-10), there is only one other user of the laneway to access 3rd party land close to the Ballyreagh Road.

❑ SINGLE FARM PAYMENT

There are no single farm payments available with the lands in sale.

❑ ELECTRIC & WATER SUPPLY

The lands in sale including the farmyard and former dwelling benefit from a mains water supply. Should the lands be sold separately from the yard, the new land buyer would be responsible for establishing their own water supply at their own expense. The yard and former dwelling have the benefit of mains electricity supply, however this supply is currently disconnected. The new buyer would be responsible for reestablishing this supply at their own expense.

❑ WATER PIPES

There is a 3rd party water main which runs from the laneway across fields 10 & 7.



❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser probably from October onwards.

❑ 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.

❑ VENDOR'S SOLICITOR

William Taylor, JJ Taylor & Co, 1 Mallview Terrace, Armagh, BT61 9AN.
info@jjtaylorsolicitors.com



❑ VIEWING

By inspection at any time.

❑ GUIDE PRICE

Offers Around £425,000

❑ CLOSING DATE FOR OFFERS

Tuesday 29th September 2026

Contact

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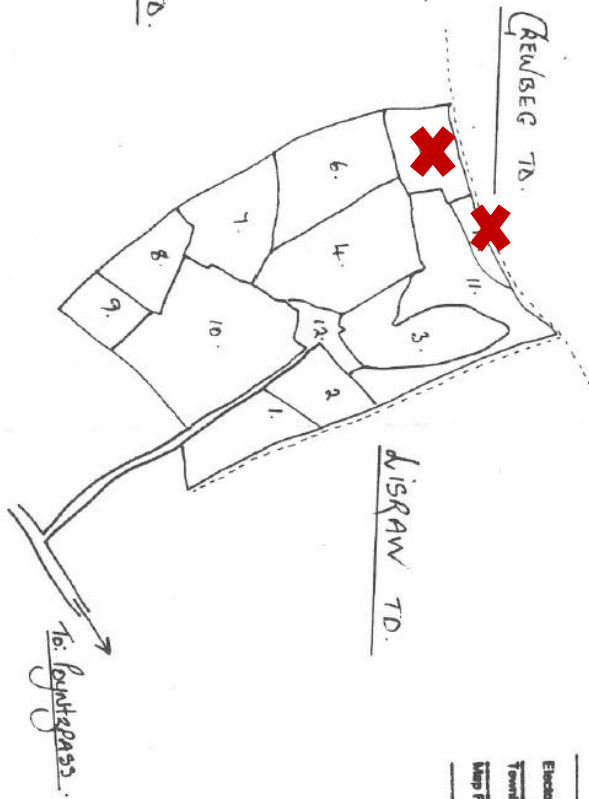
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☐ FARM MAP



Ballyreagh TB.



(N) 4156

Area (crops & grass) 11.71 ha

SJA (1) ha
DA (1) ha
LL (5) ha

Electoral Div: Ballyreagh				
Townland: Ballyreagh				
Map Plan No: 237-5				
Field No	No	Code	Field No	Code
1.	72.	3	11.	3
2.	53.	3	12.	3
3.	106	3		
4.	147	3		
5.				
6.	123	3		
7.	98	3		
8.	71	3		
9.	45	3		
10.	210	3		
11.	134	3		
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Grid Ref: 2J 038 402F

Client Ref: 112346

Herd No:

Owner:

Postal Address:

TRANSFER MAP

