



FOR SALE

**SHANNAGHAN LANE
KATESBRIDGE
CO DOWN**

G/26/058

**VALUABLE AGRICULTURAL LAND EXTENDING TO
APPROXIMATELY 11.87 ACRES AVAILABLE IN 1 OR MORE LOTS**



**A good opportunity to acquire a small holding with good road frontage onto
Shannaghan's Lane and Manse Road.**

Guide Price: Offers Around: £245,000

Closing date for offers: Thursday 15th October 2026

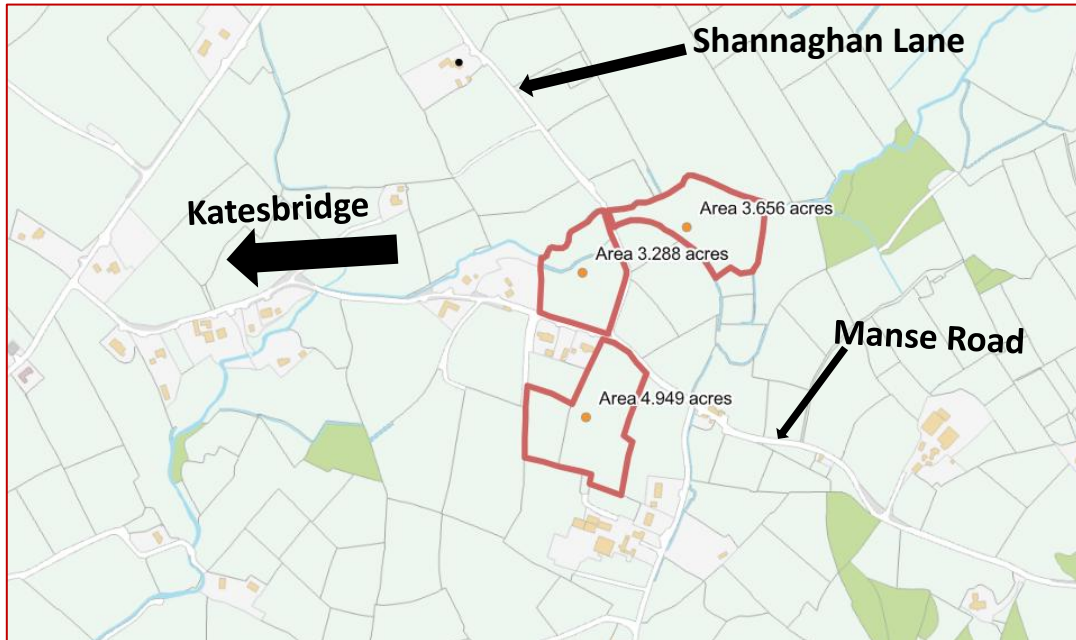
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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give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

❑ LOCATION

From Katesbridge, take the Katesbridge Road and turn right onto Kilkinamurray Road, proceed for approx. 0.9 miles and turn right onto the Manse Road, continue along for approx. 0.4 miles and turn left onto Shannaghans Lane and the lands in sale are located on both sides of the road.



❑ PLANNING

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

❑ FARM SUSTAINABILTY PAYMENT (SINGLE FARM PAYMENT)

There are no single farm payment entitlements included within the sale of these lands.

❑ VACANT POSSESSION

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

❑ AREA

The lands extend to approximately 11.87 acres as shown on the attached map.

❑ ACCESS

The lands have access points off both the Shannaghan Lane and Manse Roads.

❑ WATER

The lands have a mains water connection.

❑ LAND REGISTRY

The lands in sale are comprised within part of folio DN179458 Co. Down.

❑ VENDOR'S SOLICITOR

Hannah Savage, Fisher & Fisher, 9 John Mitchel Place, Newry, BT34 2BP,
Hannah.savage@ffsolicitors.com

❑ VIEWING

By inspection on site.



❑ 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

Lot 1: Approximately 4.94 acres	Offers around £115,000
Lot 2: Approximately 3.28 acres	Offers around £70,000
Lot 3: Approximately 3.65 acres	Offers around £60,000
Entire: Approximately 11.87 acres	Offers around £245,000

❑ CLOSING DATE FOR OFFERS

Thursday 15th October 2026.

Contact

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□ MAP

