



G/26/065

**FOR SALE
AUGHANDUFF ROAD
MULLAGHBAWN
CO. ARMAGH**

**APPROXIMATELY 26.4 ACRES OF FARMLAND WITH THE BENEFIT OF A
BUILDING SITE WITH OUTLINE PLANNING CONSENT, AVAILABLE IN ONE OR
MORE LOTS**



**A highly desirable opportunity to acquire a site and agricultural land
surrounded by the beautiful landscape of the Ring of Gullion.**

**Guide Price: - Offers around £250,000
Closing Date For Offers: - Tuesday 8th December 2026**

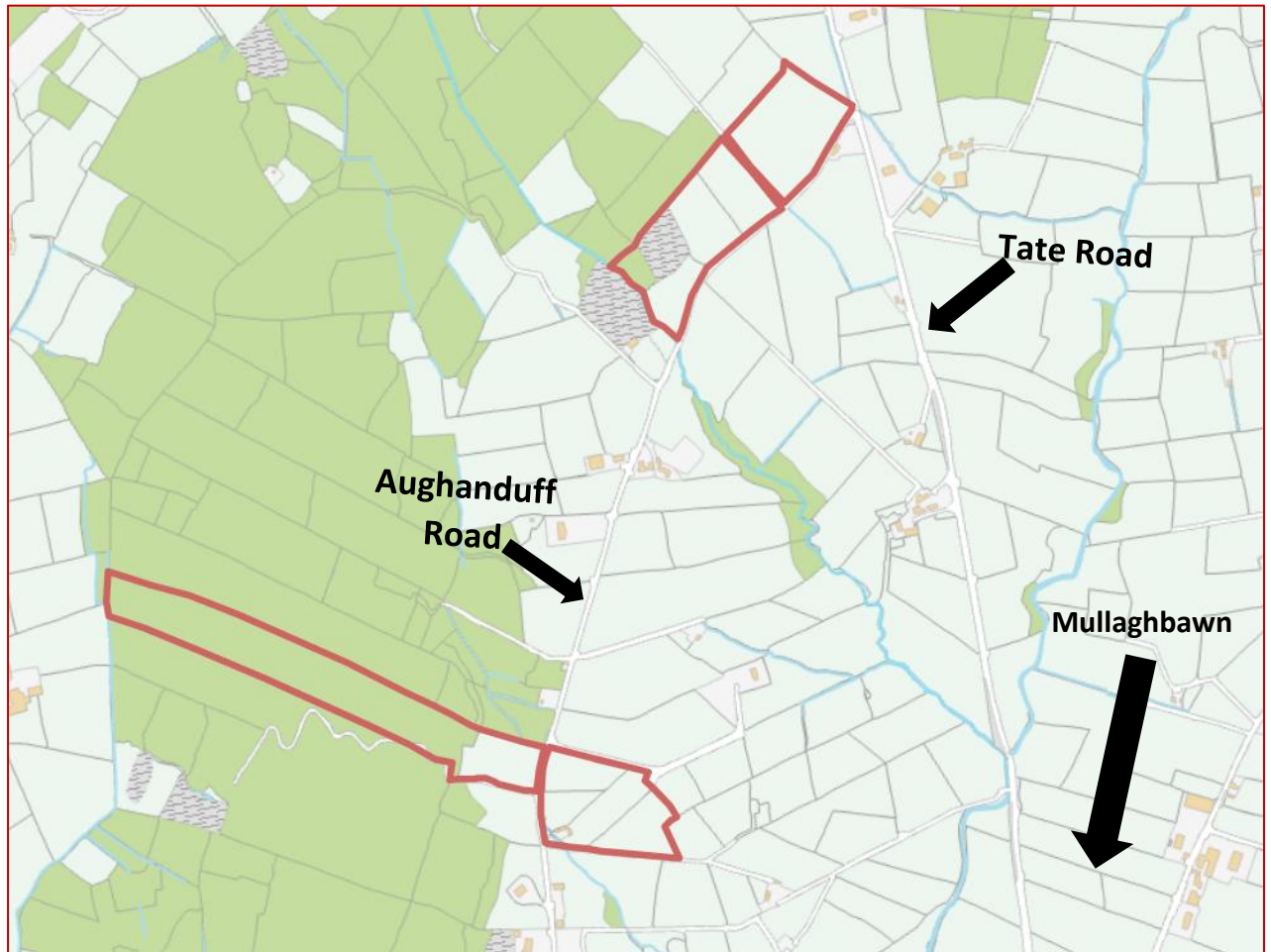
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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give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

❑ LOCATION

From Mullaghbawn head North-West on the Tullymacreeve Road for approximately 1.6 miles, at the crossroads continue onto the Carricknagavna Road and proceed for approx. 1 mile, turn left onto the Tate Road, continue along for approx. 0.9 miles and turn left onto the Aughanduff Road and the lands in sale will be located on your right-hand side. The site is located approx. 0.7 miles down the road on your left.



❑ PLANNING

Outline planning consent for a replacement dwelling with detached garage was granted in June 2026 (Planning Reference LA07/2025/0373/O)

Intending purchasers are advised to have their own architect provide independent planning advice.

❑ VACANT POSSESSION

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

❑ AREA

The area taken from the Dard map extends to approximately 26.38 acres excluding the area of the former dwelling which extends to approximately 0.1 acres.

❑ BOUNDARIES

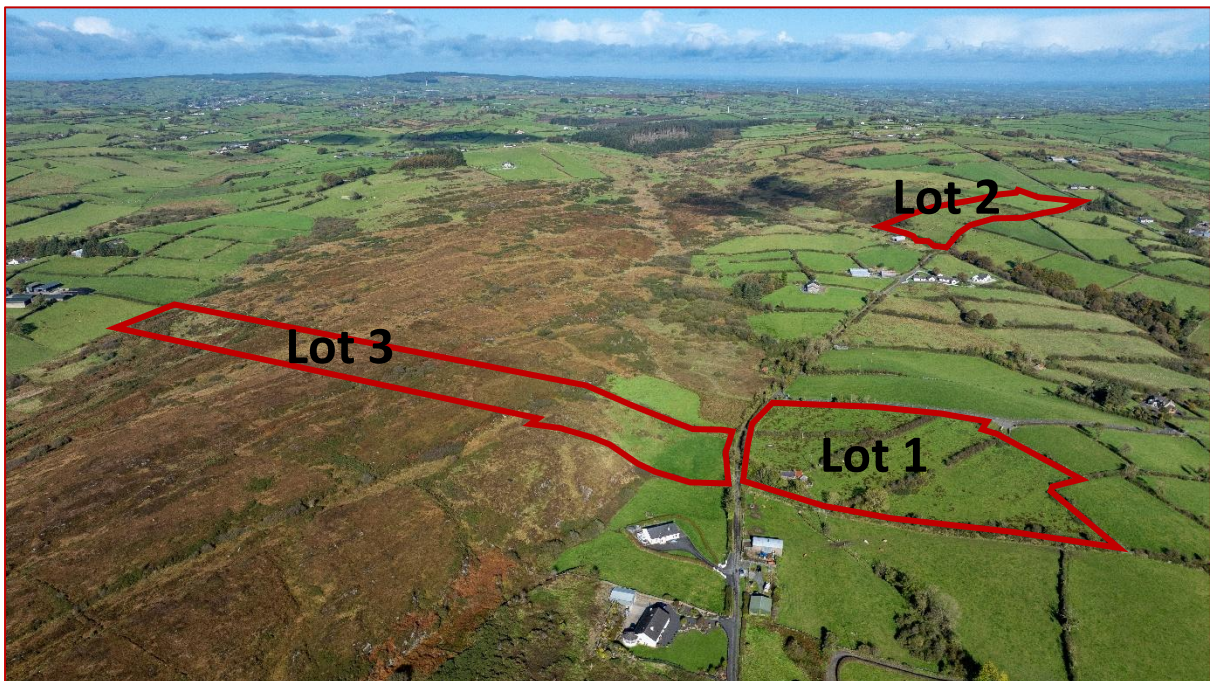
If the building site is sold separately, the site boundaries will be as per site map MMcCann1 (Approx. 0.45 acres) and the new site owner will be responsible for establishing a new stock proof fence along these boundaries.

❑ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENTS)

The SFP entitlements are not included within the sale.

❑ WATER SUPPLY

The lands in sale have some water courses bordering some fields. There is currently 1 water meter supplying the lands in lot 1. If the site is sold separately from the lands in lot 1, the new site owner will retain this water meter. The other successful purchaser(s) will be responsible for establishing their own mains water supply at their own expense if required.



❑ VIEWING

By inspection on site at any time.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

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

❑ VENDOR'S SOLICITOR

Ciaran Rafferty, Rafferty & Co, 83 Hill Street Newry NT34 1DG
ciaran@ciaranraffertysol.com

❑ GUIDE PRICE

Lot 1- Fields 1,2,3, 5 & Site extending to approximately 5.1 acres
Offers Around £125,000 (Site approx. 0.45 acres £70,000)

Lot 2- Fields 8,10,11,12 & 13 extending to approximately 11.1 acres
Offers Around £110,000

Lot 3- Fields 6 & 7 extending to approximately 10.2 acres
Offers around £15,000

Entire- Offers Around £250,000

❑ CLOSING DATE FOR OFFERS

Tuesday 8th December 2026

Contact

Garry Best

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02830254964

James Rice

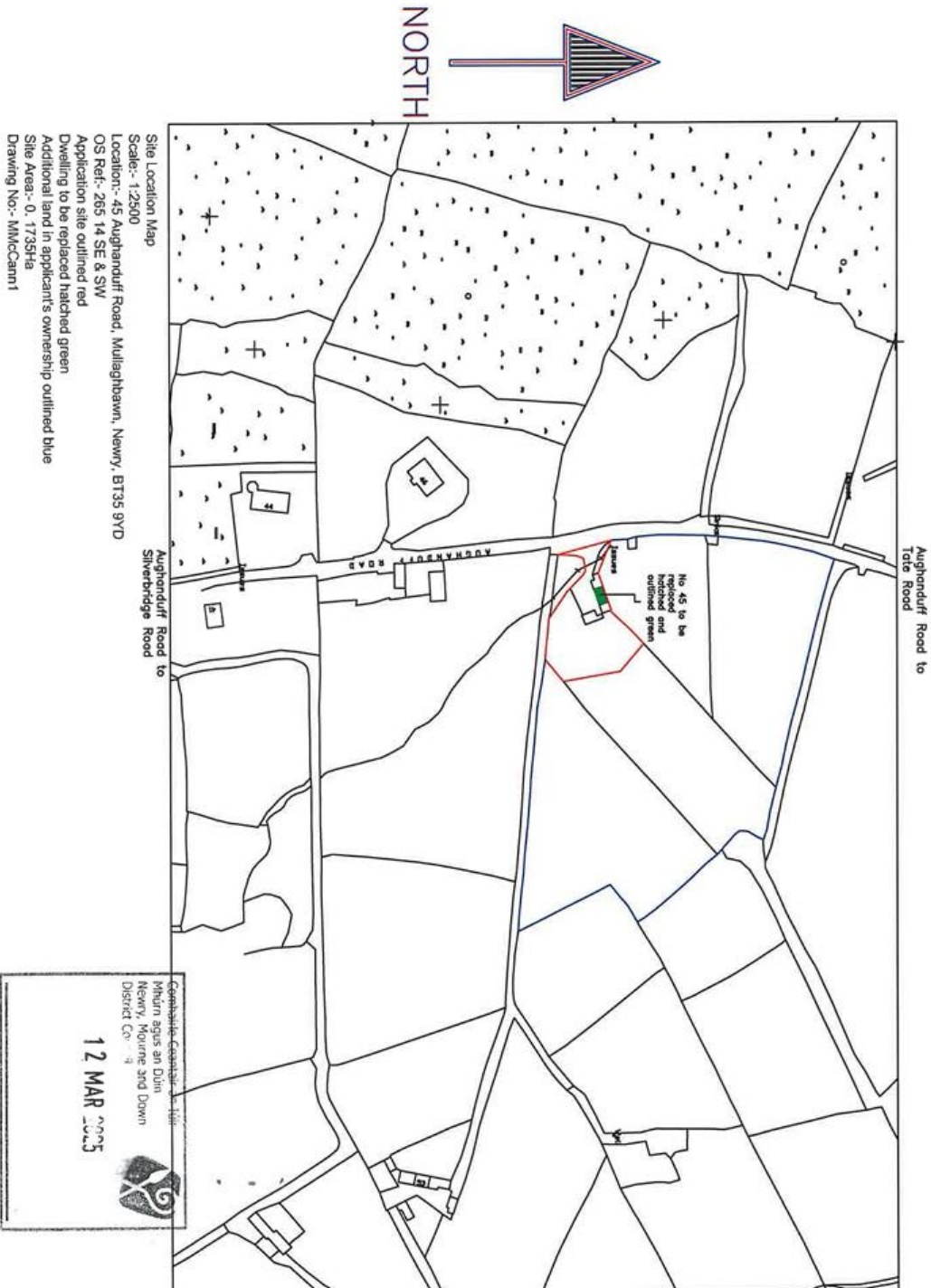
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❑ SITE MAP- MMCCANN1



FARM MAP

