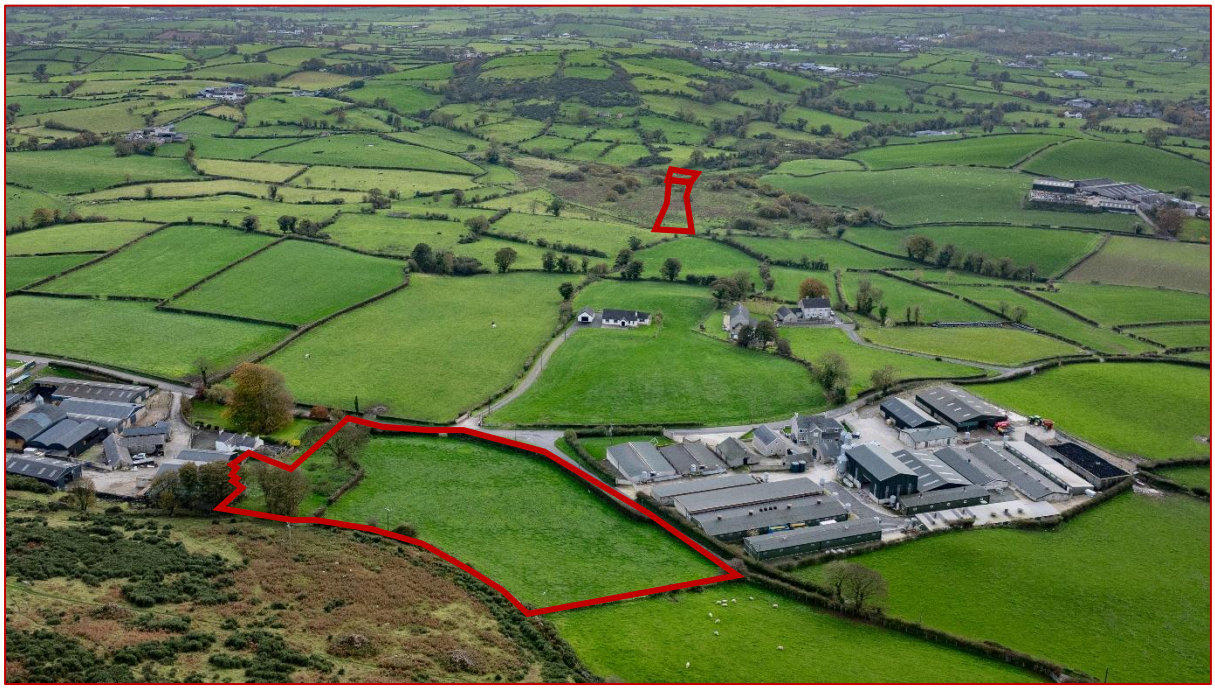
BEST
LAND

FOR SALE

CLOSKELT ROAD
MONEYSLANE
CO DOWN

G/26/082

VALUABLE AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 4 ACRES



Rare opportunity to acquire a small holding with good road frontage and scenic views of the surrounding countryside only 1.3 miles from Moneyslane.

Guide Price: Offers Around: £65,000

Closing date for offers: Thursday 17th December 2026

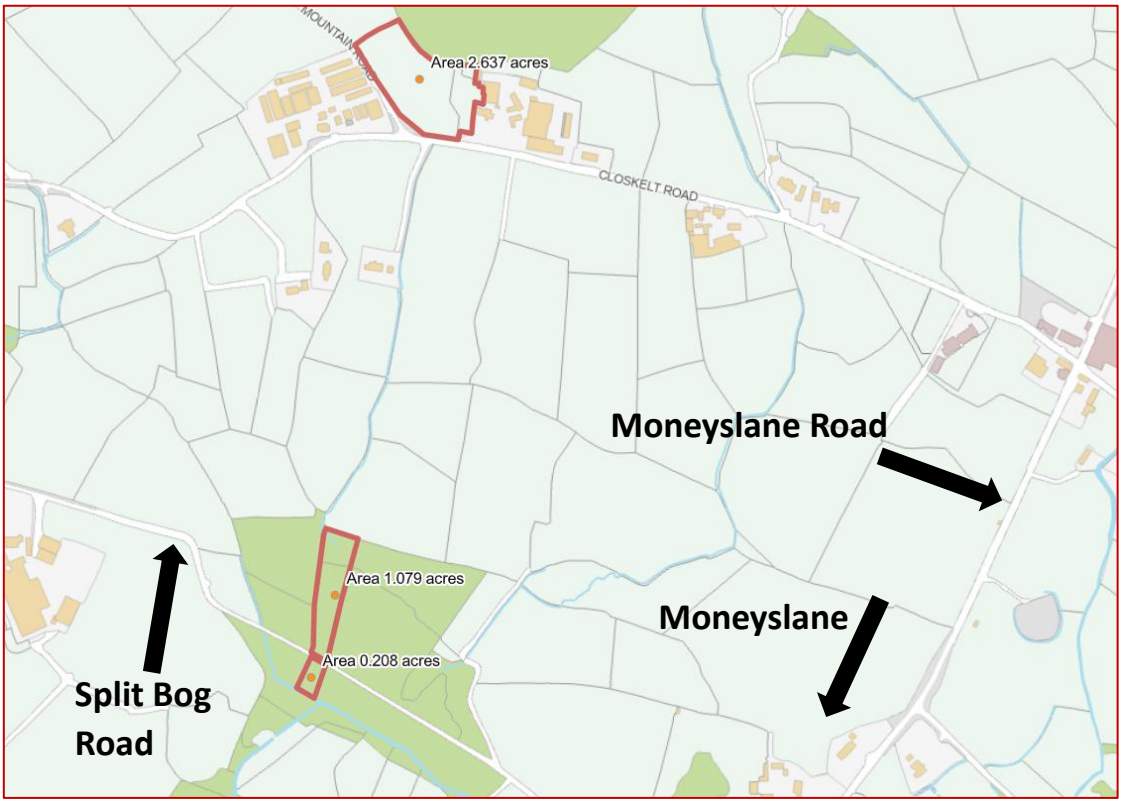
(028) 302 66811
www.bestpropertyservices.com

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 Moneyslane Northeast on the Moneyslane Road for approx. 1.3 miles and turn left onto Closkelt Road, proceed for approx. 0.4 miles and the lands in sale will be located on your right hand side.



❑ PLANNING

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

❑ FARM SUSTAINABILITY PAYMENTS (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 Closkelt Road lands extend to approximately 2.63 acres and the Splitbog Road lands extend to approximately 1.28 acres as shown on the attached map.

❑ ACCESS

The lands have frontage onto the Closkelt, Mountain and Splitbog roads.

❑ LAND REGISTRY

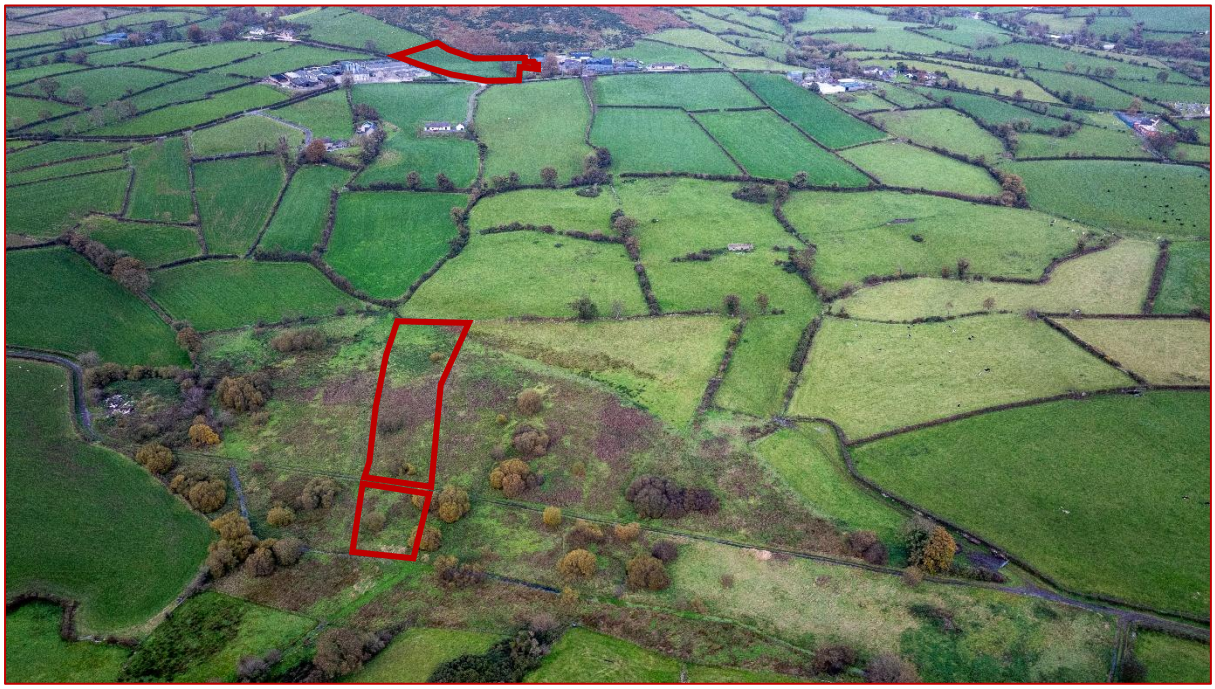
The lands in sale are comprised within folio 16605 (parts a & b) Co. Down.

❑ VENDOR'S SOLICITOR

Michael Gillen, Gillen & Co 3 Old Kenlis Street Banbridge BT32 3BD
michael@gillenandco.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

Offers around £65,000

❑ CLOSING DATE FOR OFFERS

Thursday 17th December 2026

Contact

Garry Best
garry@bestpropertyservices.com
02830254964

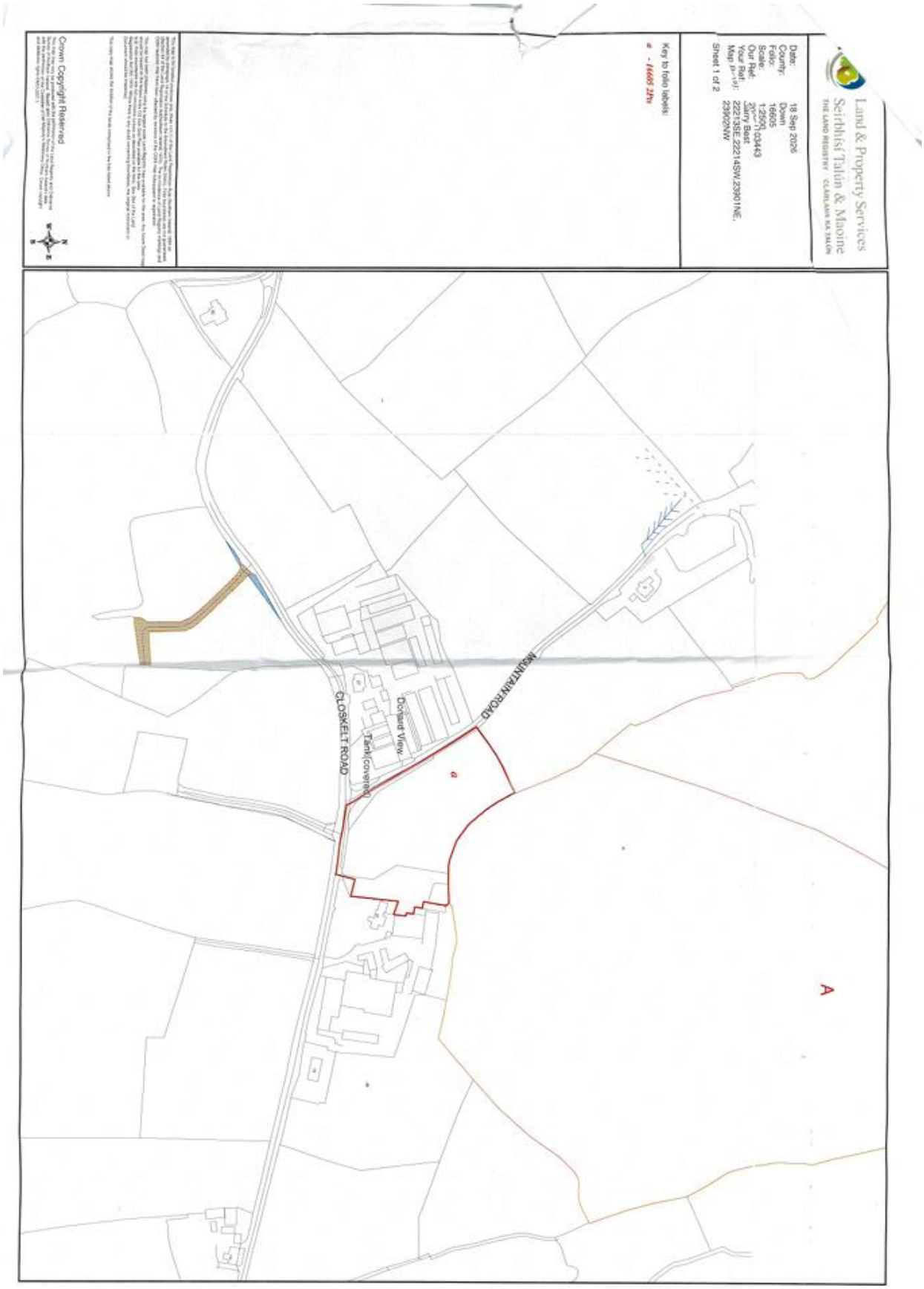
James Rice
james@bestpropertyservices.com
02830254973

108 Hill Street, Newry, Co. Down, BT34 1BT
Tel: 028 30266811

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BEST
LAND

❑ LAND REGISTRY MAPS




Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY CLÁRLANN NA TALÚN
Date: 18 Sep 2026
County: Down
Folio: 16605
Scale: 1:2500
Our Ref: 2026/1103443
Your Ref: Garry Best
Map Ref(s): 23901NE,23901SE,23902NW, 23902SW
Sheet 2 of 2
Key to folio labels:
b - 16605 Pt 2
SPLITBOG ROAD
b
The Split Bog
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N
W
E
S