



G/25/051

21 Stang Road Cabra Co. Down BT34 5RG

**DESIRABLE RESIDENTIAL FARM HOLDING EXTENDING TO
APPROXIMATELY 25 ACRES WITH A WELL MAINTAINED 3 BED BUNGALOW
FOR SALE IN ONE OR MORE LOTS**



**Rare opportunity to acquire a well maintained residence on an elevated site
with panoramic picturesque views of the Mourne's with a farmyard and
productive lands.**

Guide Price: Offers around £595,000

Closing Date for offers: Tuesday 26th August 2025

(028) 3026 6811
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Fax: (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

*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.

❑ RESIDENCE – 21 STANG ROAD



Best Property Services are delighted to introduce to the market an extraordinarily well kept and maintained detached country home. Located on an elevated site in a rural setting with stunning views of the Mourne Mountains and Rathfriland.

The property consists of a wooden floored entrance porch with a glass door leading you through to the main hallway. The living room located to the front of the property includes a large bay window and open fireplace. The kitchen has light pouring in from both the side and rear of the house with plenty of space for a large, family sized dining table. The kitchen has a wide range of solid wooden high and low units, including space for the fridge, sink and gas cooker and has access to the utility room which has additional storage units and is plumbed for a sink and washing machine and includes a rear door to the concrete driveway which provides adequate parking at the back of the property. Down the hall there is a sizeable walk in hotpress, the main family bathroom which is in splendid condition along side three comfortable and spacious bedrooms. At the end of the hallway is access to the garage, which contains a w/c and the boiler, the garage also has a roller shutter door. The property boasts wonderful views from all angles and externally there is a small but well-maintained garden including a large driveway

Viewing is highly recommended for this attractive 3 bed bungalow.

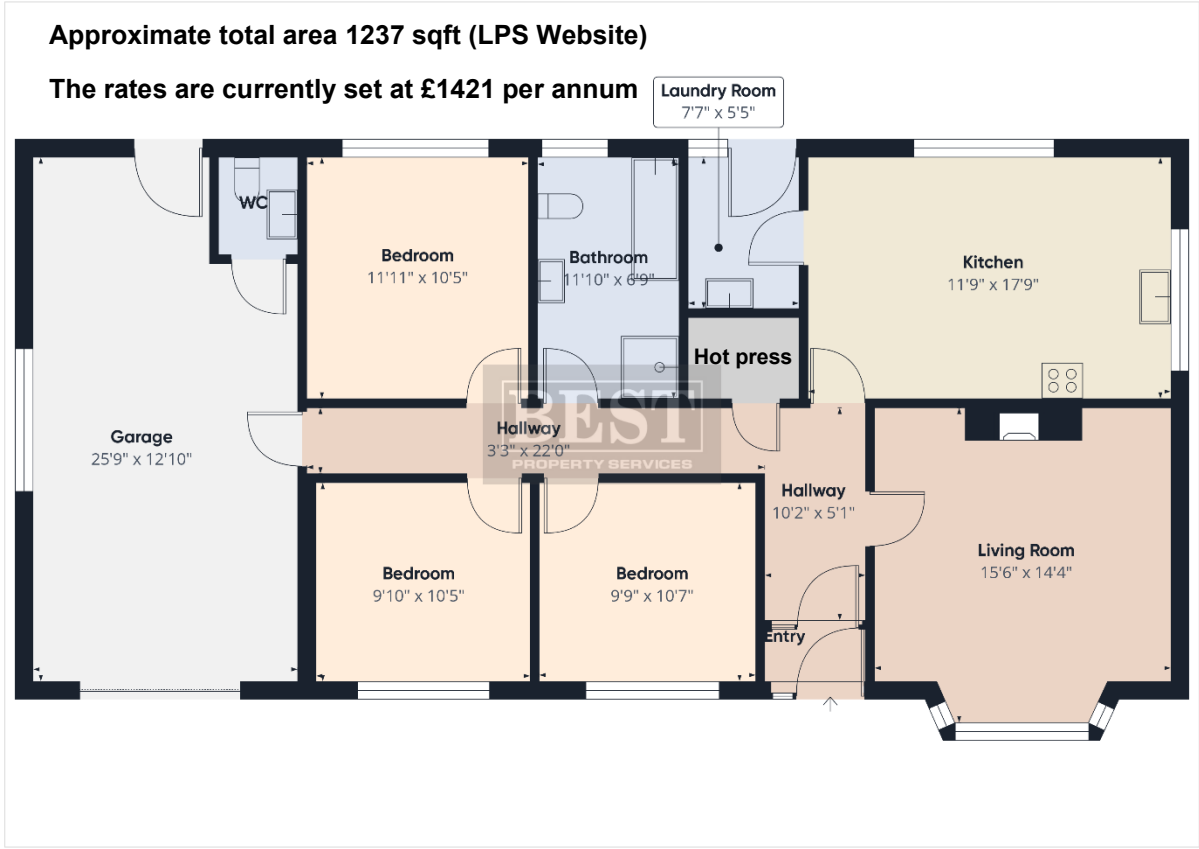
FEATURES

- Stunning countryside views
- Solid oak internal doors throughout.
- Opportunity to convert the garage to an additional bedroom if required.
- Large wrap around driveway
- Approximately 10 minutes' drive to Rathfriland, Castlewellan and Hilltown
- Insulated roof space.
- Oil heating and double-glazed PVC windows
- Less than 3 minutes' drive to the local primary school





FLOOR PLAN



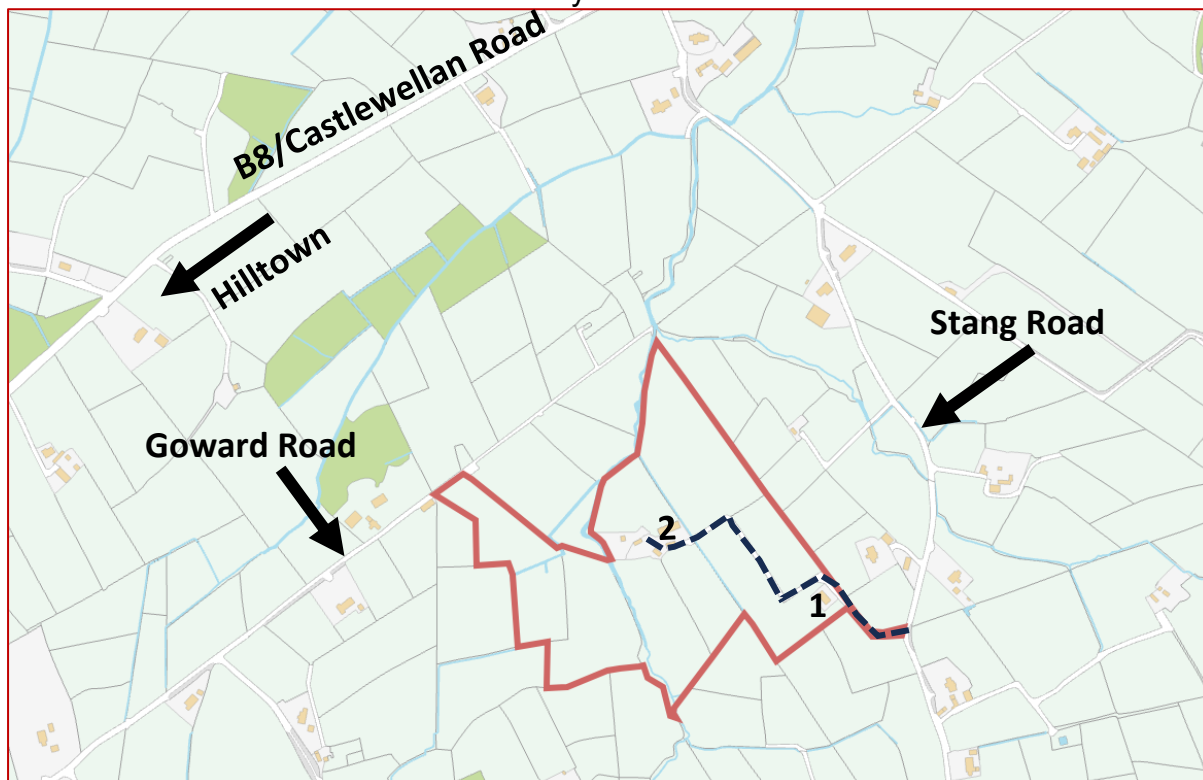
ENERGY PERFORMACE CERTIFICATE 21 STANG ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

❑ LOCATION

From Hilltown head North-west on the B8/Castlewellan Road for approximately 2.9 miles and turn right onto the Stang Road, continue along for approximately 0.6 miles and then take the laneway on your left, proceed for approximately 300 yards and the residence will be located on your left hand side.



Map Key

1	Residence location
2	Farmyard location
-----	Laneway access

❑ LAND REGISTRY

The lands in sale are comprised within folio 13966, 14092, DN 134720 & Co. Down

❑ AREA

The area including the residence & farmyard extends to approximately 25 acres as per the attached DARD map.

❑ PLANNING

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

Intending purchasers are advised to seek independent planning advice, if necessary, before placing an offer with the agent.

❑ VACANT POSSESSION

Farmyard and agricultural lands- The lands are currently let in conacre until the 1.11.25. Vacant possession shall be granted to the successful purchaser on 1st November 2025.

Residence- The vendor may choose to continue to reside in 21 Stang Road until January 2026. In this event, a retention representing the value of 21 Stang Road could be retained by the purchaser until the property is vacated.

❑ ACCESS

The property is currently access via a laneway off the Stang Road, the vendor is currently the only user off this laneway. One of the fields also has frontage onto the Goward Road.

❑ SINGLE FARM PAYMENTS

In 2025 the vendor had 27.81 entitlements which were valued at £252.22 each. These entitlements maybe available to purchase at an additional figure to the land.

❑ WATER SUPPLY

The farmland, farmyard and residence all share 1 water meter. The current water meter will remain with the residence. In the event of the lands being sold in separate lots the new owner(s) would be expected to apply to NI Water to put in their own supply. There is also some watercourse bordering some of the fields.

❑ ELECTRICITY SUPPLY

The residence and farmyard have two separate electricity supplies.

❑ VENDOR'S SOLICITOR

Emmet J Kelly & Co, 41 Bridge Street Banbridge BT32 3JL
law@emmetjkellysolicitors.com

❑ LOTS

In the event that interested parties prefer to acquire part of the property not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached copy DARD map.

❑ FARMYARD

Part of the current farmyard may require modernization however there is a useful cattle crush and a 4-link solid floored round roof shed. The shed also has a 2-link slatted cattle tank adjacent.



❑ 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.

❑ VIEWING

House and yard
Lands

By appointment only with selling agent
By inspection at any time

❑ GUIDE PRICE

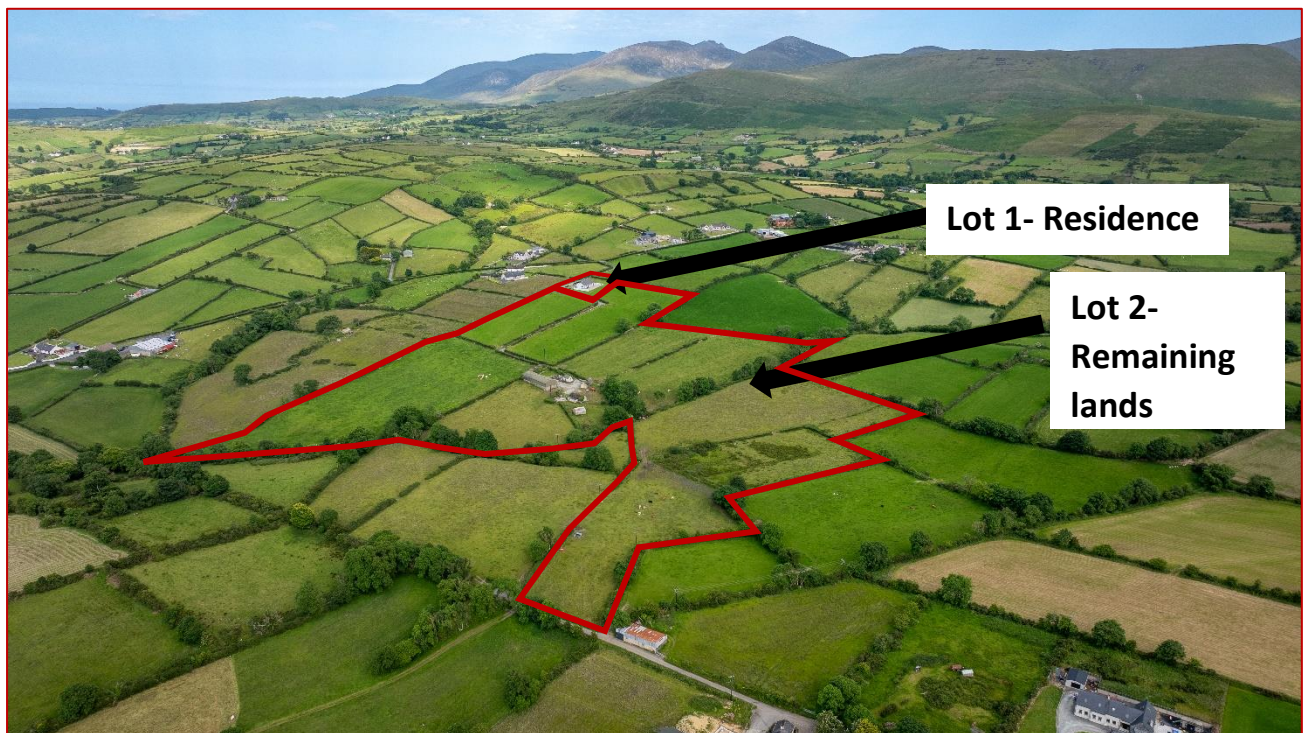
Lot 1- Residence on approx. 0.4 acres
Offers around £225,000

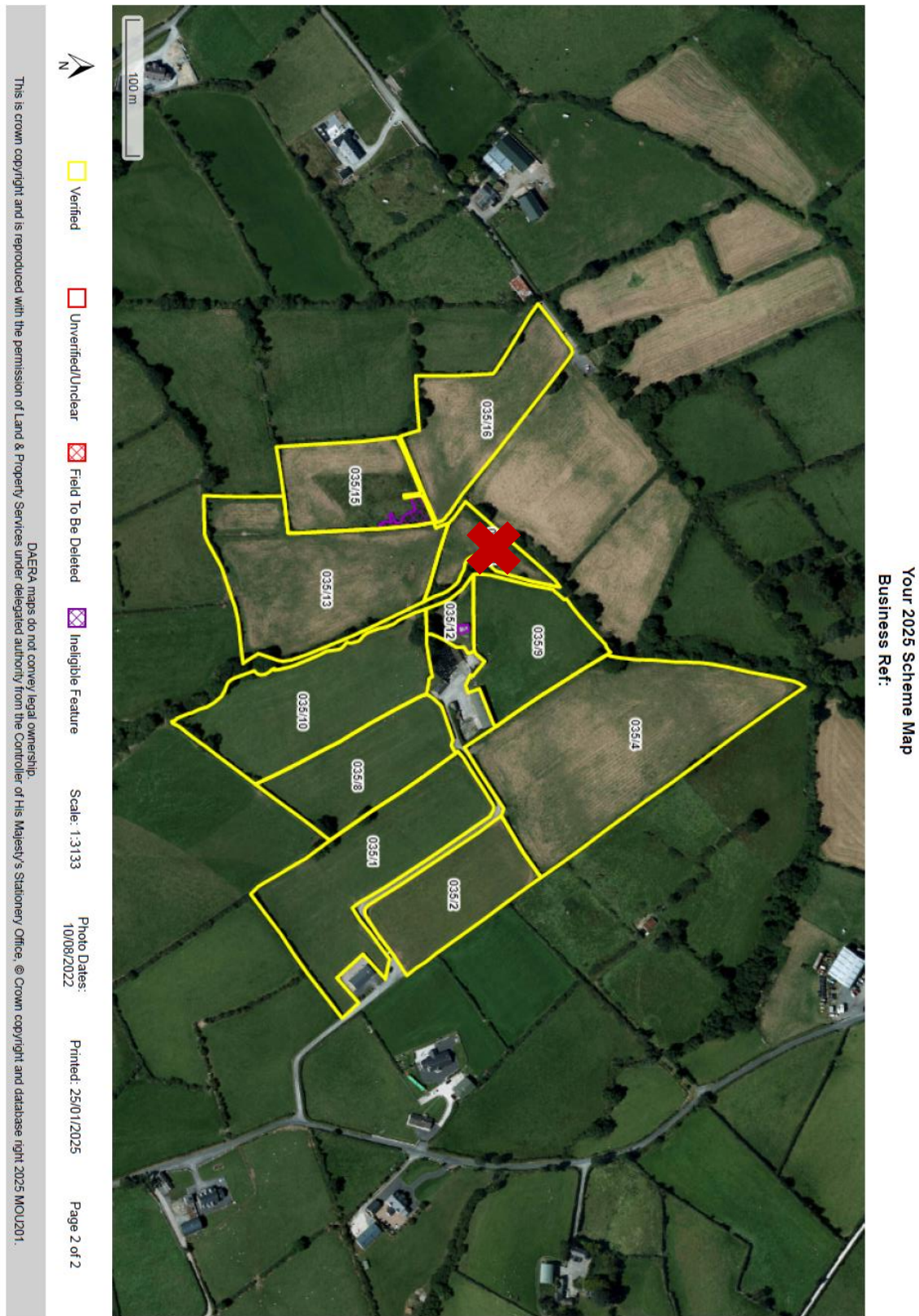
Lot 2- Remainder agricultural lands & farmyard extending to approx. 24.39 acres
Offers around £370,000

Entire- Offers around £595,000

❑ CLOSING DATE FOR OFFERS

Tuesday 26th August 2025





An Roinn
Talmhaíochta, Comhshaoil
agus Gnóthaí Tuaithe

Department of
Fairmin, Environment
and Kintira Matters

Date: 25/01/2025

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