



G/25/079

164 GOSFORD ROAD, LOUGHGILLY, ARMAGH BT60 2DE

**EXCELLENT 93 ACRE RESIDENTIAL FARM SITUATED IN A HIGHLY
PRODUCTIVE AREA FOR SALE IN ONE OR MORE LOTS**



Unique opportunity to acquire valuable lands with a former dwelling house and a range of spacious outbuildings with access off the Gosford, Keadymore and Ballydoherty Roads.

Guide Price: Offers around £2,200,000

Closing Date for offers: Thursday 18th December 2025

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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.

❑ 164 GOSFORD ROAD- FORMER FARMHOUSE, FARMYARD & LAND



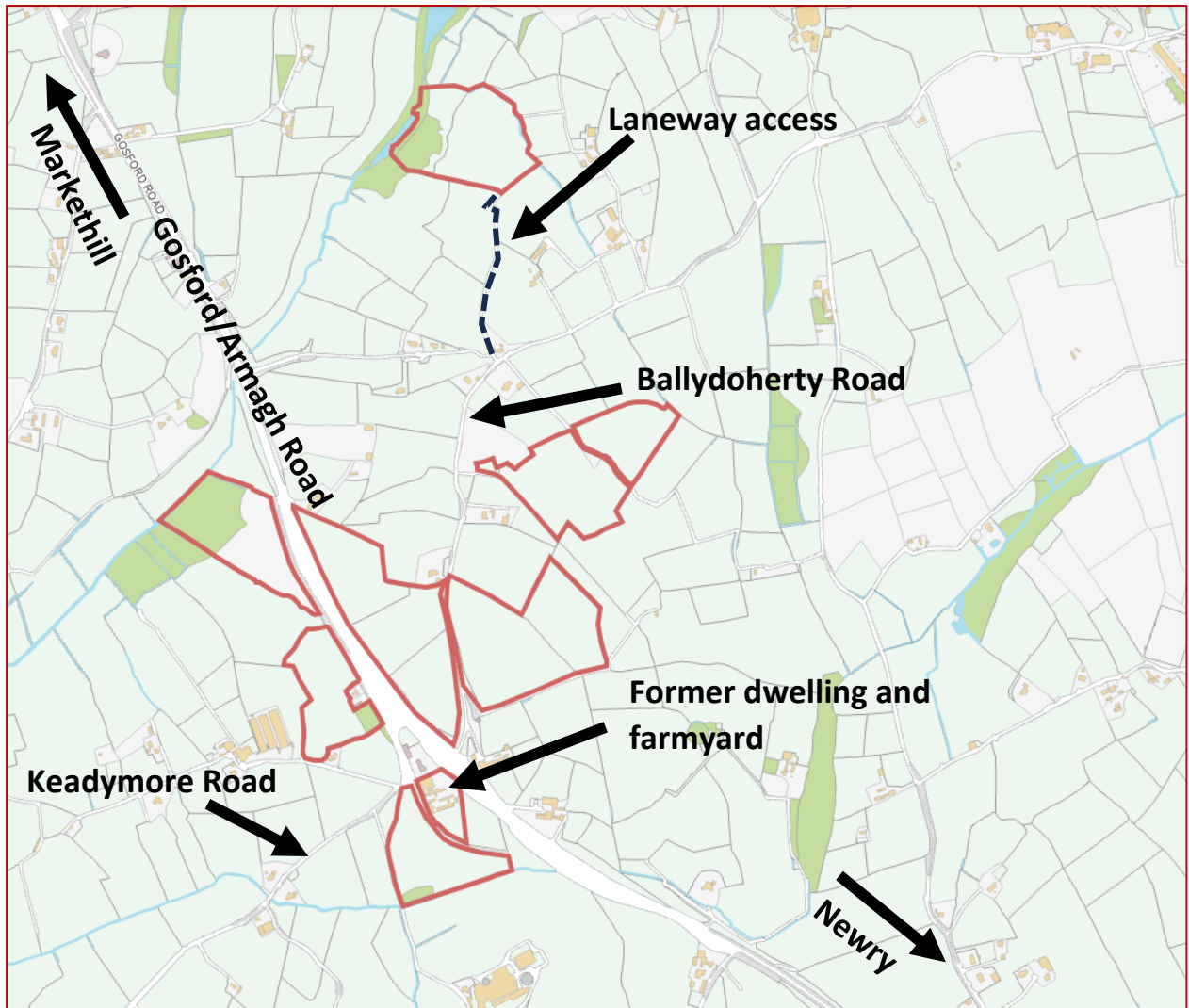
The current former detached farmhouse was built in the 1950's, includes 3 bedrooms and comes with the added benefit of an extensive farmyard (approximately 1.5 acres) which can cater for many uses and is only a short distance from the surrounding land. This property is in need of some sympathetic modernization to return it to its former splendour.

Building Number	Description
1	Former 3 bed detached farmhouse
2	Calf boxes
3	Former Herringbone Parlour
4	Slatted shed
5	4 link Self-feed silo with 3 link lean too shed, adjacent 2 link cubicle shed (Approx 57 cubicle spaces)
6	Calf boxes
7	Traditional outbuilding
8	7 link solid floored shed
9	Traditional outbuilding
10	Pig housing
11	Pig housing
12	Concrete yard area
As per the Dard map	At the corner of field 12 there is a useful cattle crush.

The majority of the land is let in conacre and is based around taking 3 cuts of silage of the majority of the fields which are in good condition for modern machinery and agricultural practices with the remainder lands being grazed by livestock. Parts of the farm have been reseeded in recent years, and the land is generally in good heart.

❑ LOCATION

From Markethill, head South on the Gosford Road for approximately 4.4 miles before turning right onto the Keadymore Road, continue for approximately 0.1 miles and the former dwelling (164 Gosford Road) and farmyard will be located on your left-hand side.



❑ LAND REGISTRY

The lands in sale are comprised within Co. Armagh

❑ AREA

The area including the residence/farmyard extends to approximately 93 acres. As shown on 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

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

❑ SINGLE FARM PAYMENTS

There are no SFP entitlements available with the sale of these lands.

❑ WATER SUPPLY

The former dwelling and farmyard are currently serviced by a mains water supply. The majority of the lands also benefit from a mains water supply. The new owner would be expected to apply to NI Water to put in their own supply. In the event of the lands being sold in separate lots.

❑ ELECTRIC SUPPLY

The former dwelling and farmyard benefit from a mains electric supply.

❑ ACCESS

Lot 3 (Fields 14&15) are accessed by a shared right of access via a laneway of the Ballydoherty Road.

❑ VENDOR'S SOLICITOR

Jane Watson, W.G Maginness & Son, 68 Bow Street Lisburn BT28 1AL
jwatson@wgmaginness.com

❑ 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.

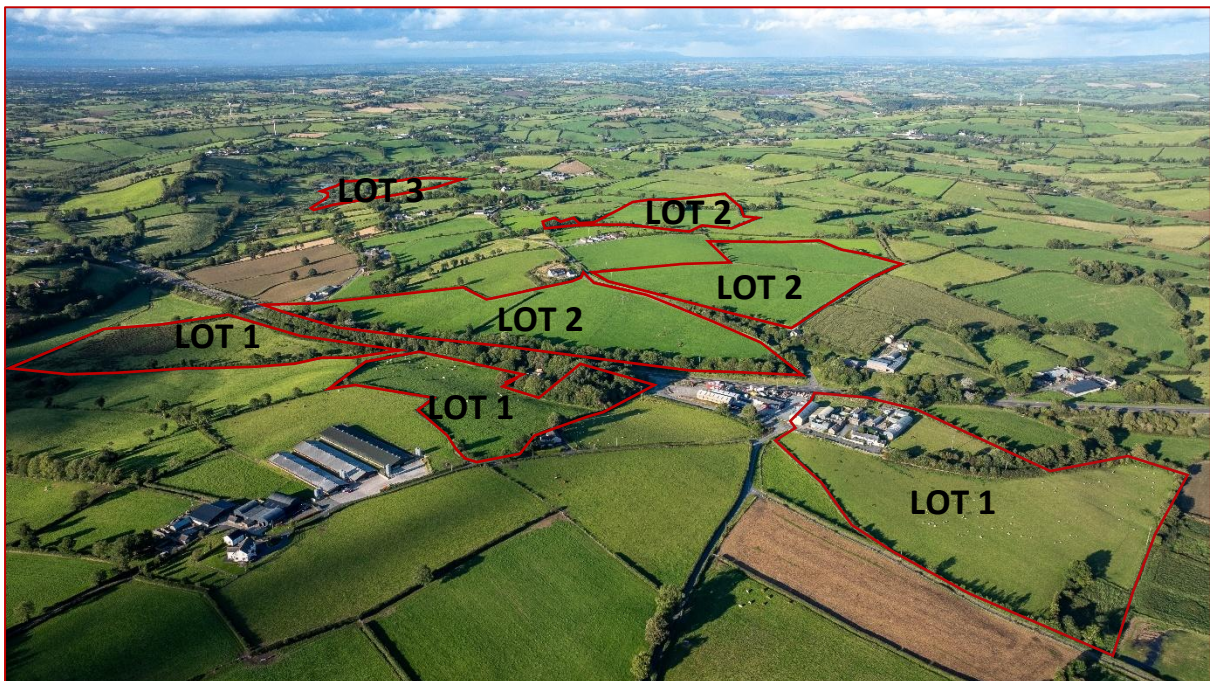
In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ VIEWING

Former dwelling	By appointment only with selling agent
Lands and farmyard	By inspection at any time

❑ 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.



❏ GUIDE PRICE

Lot 1- Former dwelling, farmyard & approximately 28.65 acres
Offers around £740,000

Lot 2- Agricultural lands extending to approx. 51.37 acres
Offers around £ 1,280,000

Lot 3- Agricultural lands extending to approx. 12.84 acres
Offers around £180,000

Entire- Offers around £2,200,000

❏ CLOSING DATE FOR OFFERS

Thursday 18th December 2025

Client 112117 Owned

Total Area (Ha): 37.61 **92.40 Acres**

Grid Ref (at centre of page): 281039G

Field Attributes
PSN: 2096/956

Field No.	Area (Ha)	Type
1	3.35	DA 8-27
3	0.43	DA 1-06
4	2.07	LL 5-11
5	2.37	LL 5-57
6	2.86	LL 7-17
7	4.56	DA 8-26
8	3.02	DA 7-46
9	4.38	LL 10-62
11	2.88	LL 6-62
12	4.09	LL 10-40
13	2.32	LL 10-73
14	3.89	LL 9-61
15	1.31	LL 3-24
16	0.25	DA 0-62

**MURPHY BY 2-47
TO CONVERT TO
ACRES**

DWIC maps do not convey legal ownership

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Department of Agriculture and Rural Development
www.dard.gov.uk