



G/25/101

FOR SALE
OLDTOWN ROAD
CULLYHANNA
NEWRY
CO ARMAGH

**EXCELLENT AGRICULTURAL LANDS EXTENDING TO APPROX 5.5
ACRES FOR SALE**



**An attractive prospect of obtaining approx. 5.5 acres of agricultural
farmland.**

Guide Price: Offers Around £110,000
Closing Date For Offers: Thursday 12 February 2026

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

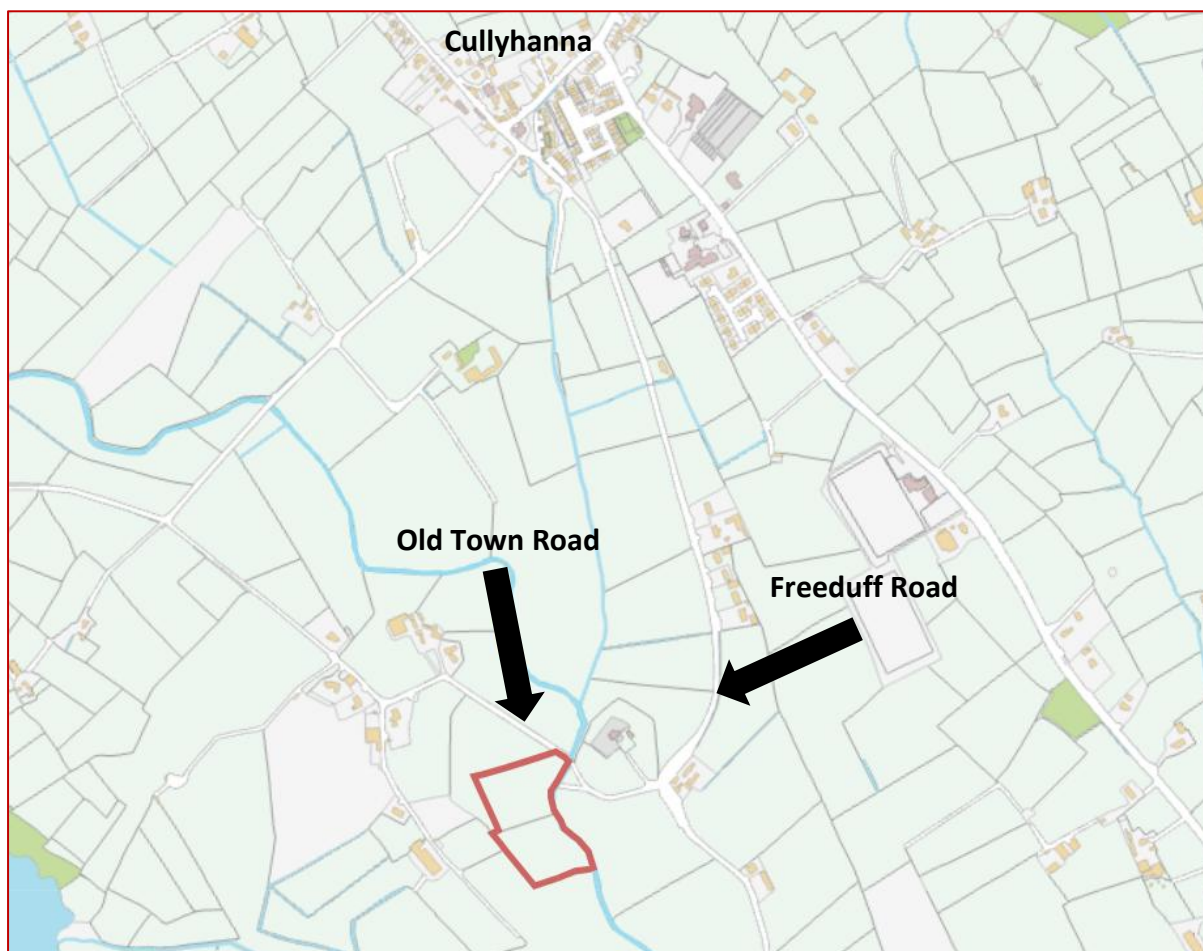
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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.

❑ LOCATION

From Cullyhanna head Southwest on the Freeduff Road for approximately 0.7 miles and then turn right onto the Oldtown road proceed for approximately 0.1 Miles and the land in sale are located on your left hand side.



❑ AREA

The lands extend to approximately 5.5 acres as shown on the attached map.

❑ VACANT POSSESSION

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

❑ LAND REGISTRY

The lands in sale are comprised within folio 14565 Co. Armagh.

❑ SINGLE FARM PAYMENT

The Single Farm Payment entitlements are not included within the sale.

❑ PLANNING

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

❑ WATER

The lands in sale have a watercourse bordering the fields however potential purchasers will be responsible for installation and maintenance of an independent water meter.

❑ VENDOR'S SOLICITOR

John. F Gibbons, Gibbons & Law, 33 Church Lane Belfast BT41 4FR
office@gibbonsandlaw.co.uk



❑ VIEWING

By inspection at any time.

❑ 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 £110,000

❑ CLOSING DATE FOR OFFERS

Thursday 12th February 2026



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This is only a first step in the development of the model.

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