

FOR SALE
EDENTRUMLY ROAD
MAYOBRIDGE
CO DOWN

**VALUABLE FARMLAND EXTENDING TO APPROX 4.3 ACRES FOR
SALE**



**An excellent opportunity to acquire high calibre lands in
Mayobridge**

**Guide Price: Offers Around £85,000
Closing Date For Offers: Tuesday 3rd March 2026**

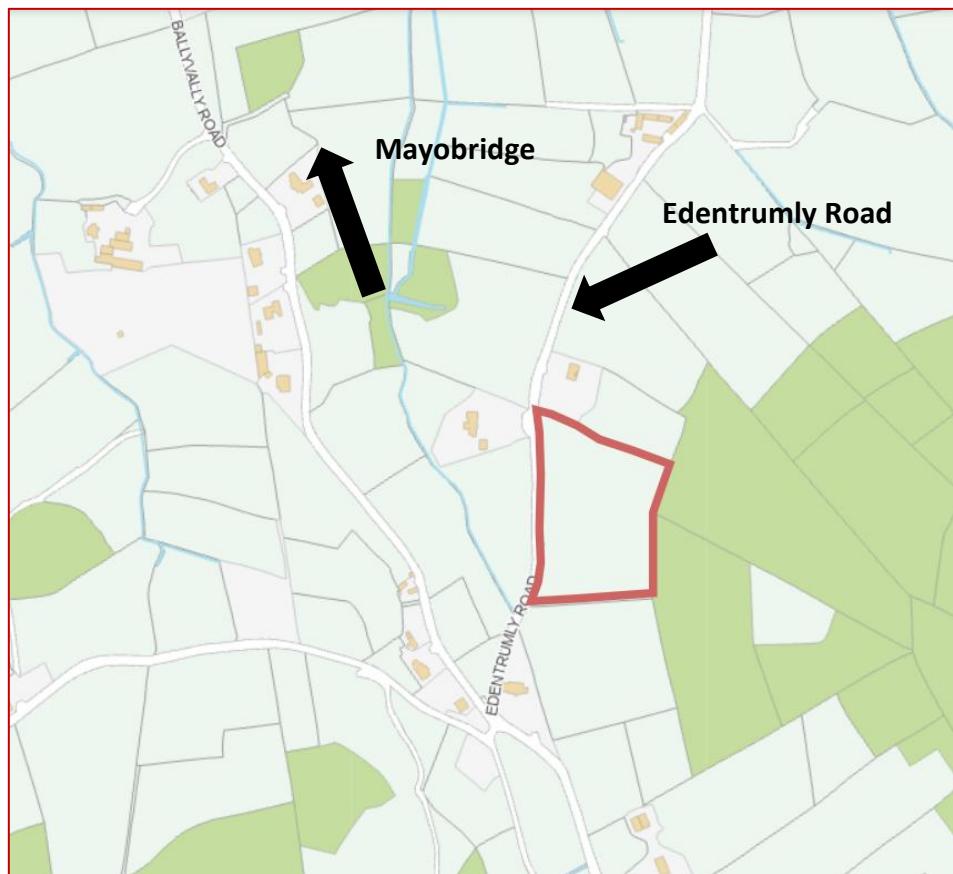
(028) 302 66811
www.bestpropertyservices.com

BESTPROPERTIES (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 Mayobridge take the Ballyvalley Road for approximately 0.8 miles, then turn right onto the Carmeen Road and immediately turn left back onto the Ballyvalley Road, proceed for approximately 0.8 miles before turning left onto the Edentrumly Road, continue on for approximately 0.1 miles and the land in sale are located on your right hand side.



AREA

The lands extend to approximately 4.3 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 1309 Co. Down.

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 successful purchaser will be responsible for establishing their own mains water supply at their own expense if required.

VENDOR'S SOLICITOR

Ronan McGuigan, Fisher and Fisher Solicitors, 1 Newry Street Rathfriland BT34 5PY ronan.mcguigan@ffsolicitors.com



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 £85,000

CLOSING DATE FOR OFFERS

Tuesday 3rd March 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

www.bestpropertyservices.com



□ SPATIAL MAP

