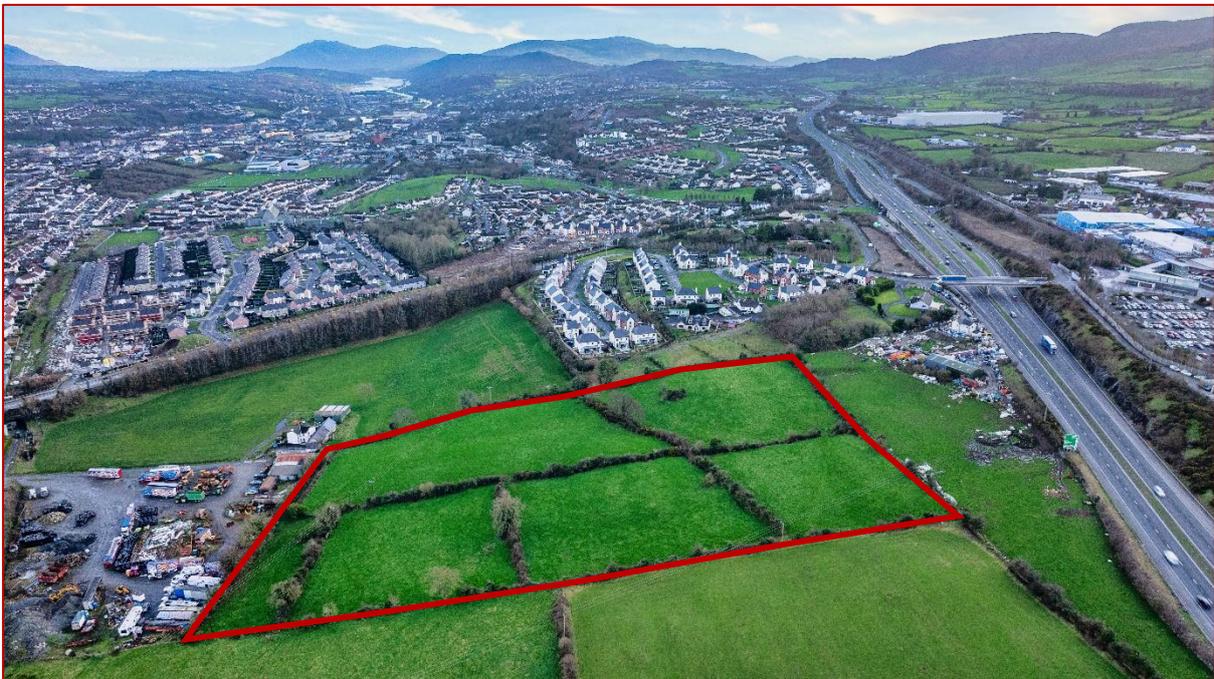




G/26/009

FOR SALE
CRAIGMORE ROAD
NEWRY
CO. DOWN

**APPROX. 9 ACRES OF PARTIALLY ZONED LAND FOR SALE AS
ONE OR MORE LOTS**



**An exquisite opportunity to acquire an impressive land holding
which may be suitable for future development.**

Guide Price: Offers Around £495,000
Closing date for Offers: Tuesday 5th May 2026

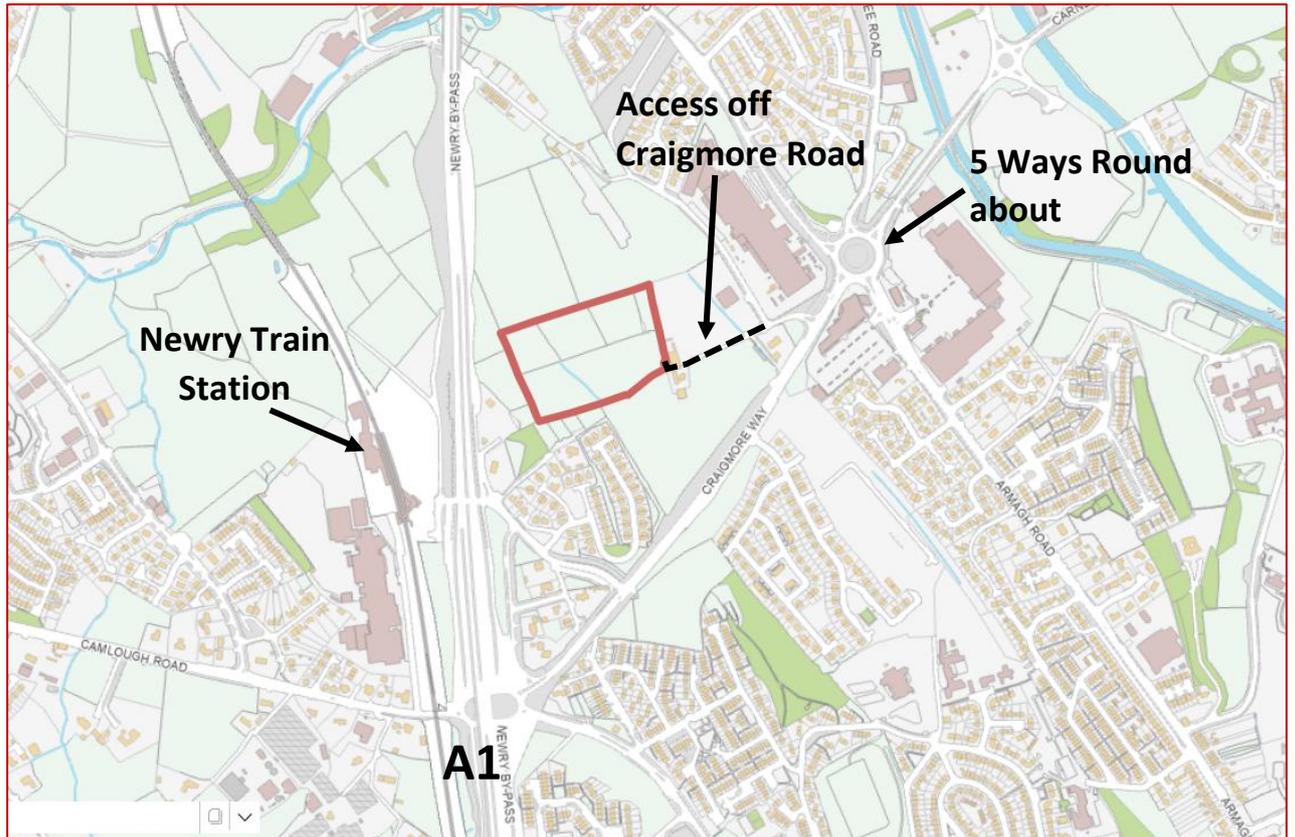
(028) 302 66811
www.bestpropertyservices.com

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 Newry take the Armagh Road at the 5 Ways Roundabout take the first exit onto Craigmore Way, proceed for approx. 0.1 miles and turn right onto Craigmore Road, continue along for approx. 0.1 miles and the lands in sale are located on your left handside, accessible via a laneway.



❑ AREA/ACCESS

The lands extend to approximately 9 acres as shown on the attached map below. The lands enjoy the benefit of a right of access from the Craigmore Road.

❑ PLANNING

Approximately 3.7 acres to the East currently lie within the development zone as per the Banbridge/ Newry & Mourne Area Plan 2015, (designation NY67). The remaining lands approx. 5.3 acres lie adjacent to the development zone.

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

❑ VACANT POSSESSION

Vacant possession of the Lands will be granted to the successful purchaser(s).

❑ SINGLE FARM PAYMENT

There are no SFP entitlements available with the sale.

❑ LAND REGISTRY

The lands in sale are comprised within Folios AR11310 Co. Armagh.

❑ VENDOR'S SOLICITOR

Ciaran Rafferty, Rafferty & Co, 83 Hill Street Newry
ciaran@ciaranraffertysol.com

Kevin Neary, DND Law, 1 Downshire Road Newry
kevin@dndlaw.com

❑ VIEWING

By inspection at any time.

❑ LOTS

In the event that interested parties prefer to acquire part of the land they are requested to specify their preferred options.

❑ 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 In the region of £495,000

❑ **CLOSING DATE FOR OFFERS**

Tuesday 5th May 2026

Contact

Garry Best

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02830254964

James Rice

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02830254973

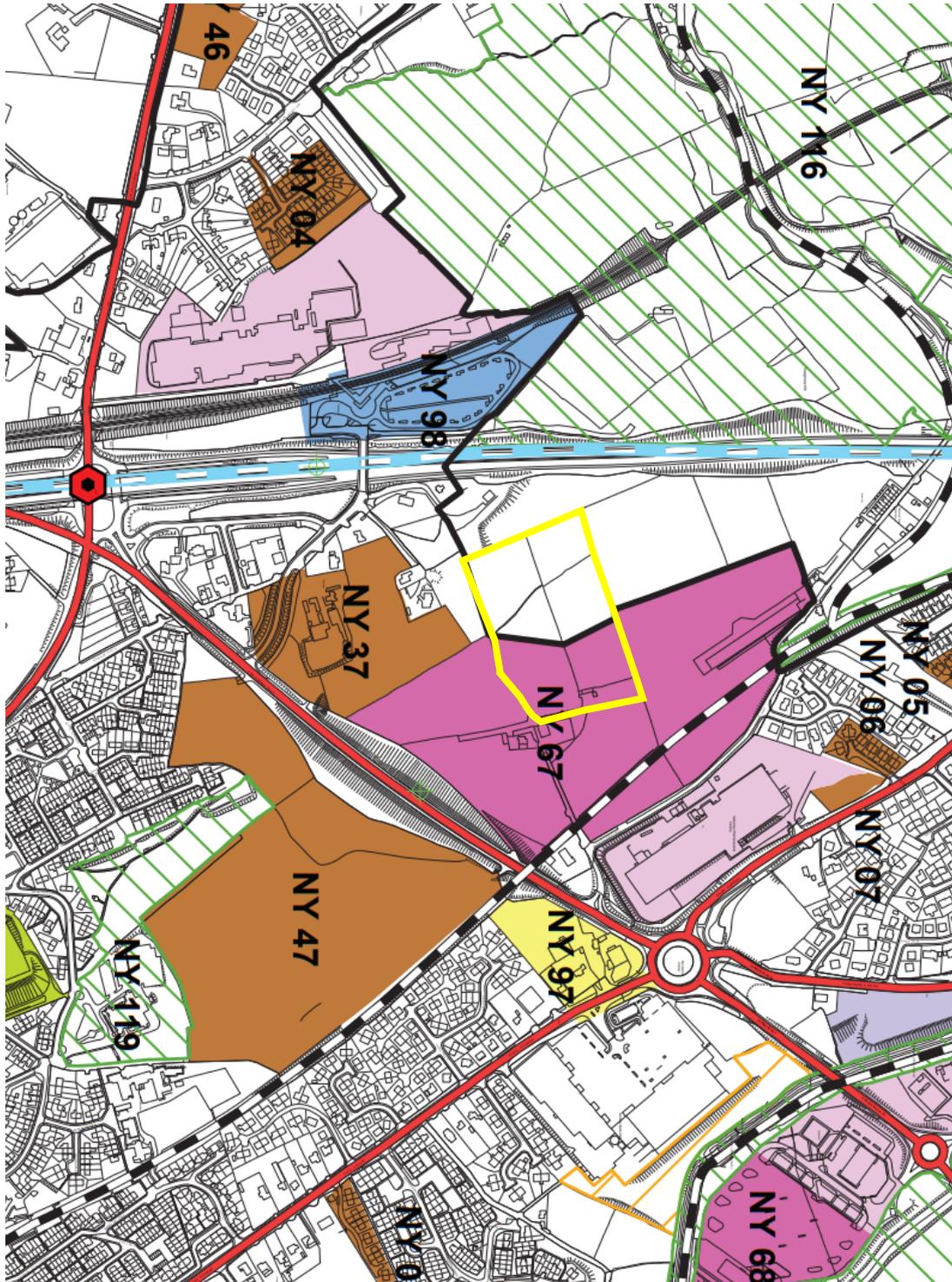
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Tel: 028 30266811

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□ ZONE MAP EXTRACT BANBRIDGE/NEWRY & MOURNE AREA PLAN 2015

Lands in sale NY67, circled in yellow below.



MAP (FOR IDENTIFICATION ONLY)

