

BEST

LAND

G/23/045

FOR SALE
6 TAMNAGHBANE ROAD
KILLEAVY
NEWRY
CO DOWN

**ELEVATED FORMER DWELLING AND APPROX. 21 ACRES OF
AGRICULTURAL LAND FOR SALE AS ONE OR TWO LOTS**



Seldom does such a property become available within this scenic location offering excellent views of the surrounding Slieve Gullion area and Cooley Mountains whilst a short distance from Newry and M1 Dublin to Belfast motorway

Guide Price: Offers Around £475,000

Closing Date For Offers: Thursday 14th May 2026

(028) 302 66811

www.bestpropertyservices.com

BESTPROPERTYSERVICES (NI) LTD

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BT34 1BT

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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 the Dublin Road Roundabout, Newry, travel towards Forkhill for approx. 0.5 miles and turn right onto Seavers Road. Travel approx. 1 mile and turn right onto Tamnaghbane Road, and the subject property is on the left and right handside of the road.

❑ AREA

The lands extend to approximately 21 acres as shown on the attached map.

❑ LAND REGISTRY

The lands are comprised within Land Registry folios 20153 and 23488 Co. Armagh.

❑ SINGLE FARM PAYMENTS (FARM SUSTAINABILITY PAYMENTS)

The SFP Entitlements are not available with the sale.



❑ PLANNING

The former dwelling may have potential for a replacement dwelling. (Subject to obtaining the necessary planning consent).

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).

❑ WATER SUPPLY

The lands in sale have some water courses bordering some fields. However, the successful purchaser(s) will be responsible for establishing their own mains water supply at their own expense.

❑ VENDOR'S SOLICITOR

Geraldine McIntyre, Gus Campbell Solicitors, 10-12 Carleton Street, Portadown, BT62 3EN [Tel:- 028 38 331834](tel:02838331834)

❑ 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

Lot 1 – 6 Tamnaghbane Road, Killeavy on approx. 6.8 acres – Offers in the region of £240,000

Lot 2 – Agricultural land extending to approx. 14.2 acres – Offers in the region of £235,000

Entire - Offers In the region of £475,000

❑ CLOSING DATE FOR OFFERS

Thursday 14th May 2026

Contact

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MAP (FOR IDENTIFICATION ONLY)

