



G/26/022

**FOR SALE
MOWHAN ROAD
GLENANNE
CO. ARMAGH**

**HIGH CALIBRE LANDS EXTENDING TO APPROXIMATELY 6.9 ACRES,
ADDITIONALLY A HALF ACRE BUILDING SITE WITH FULL PLANNING
CONSENT IS AVAILABLE IN ONE OR MORE LOTS**



**An excellent chance to obtain a site and agricultural land with stunning views
over Shaws Lake.**

Guide Price: - Offers around £215,000

Closing Date For Offers: - Tuesday 9th June 2026

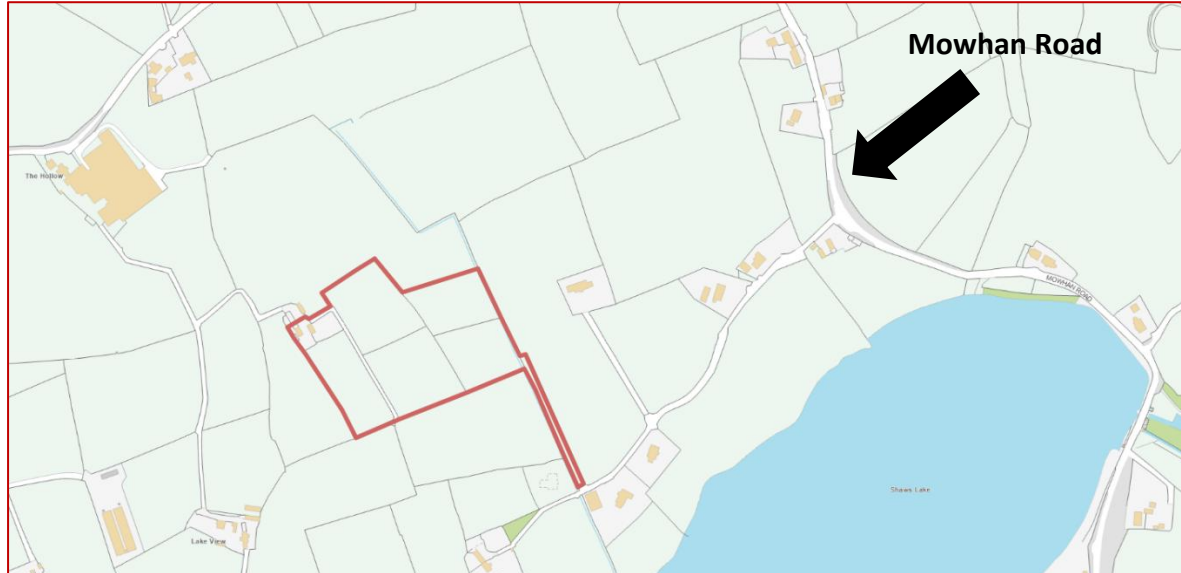
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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Glenanne take the Mowhan Road North for approximately 0.7 miles and turn left onto the laneway, proceed for approximately 0.2 miles and the lands in sale are located on your right hand side.



❑ PLANNING

Outline planning consent was granted for a 2 storey dwelling with detached garage in March 2026 (Planning Reference LA08/2024/1328/O)

Intending purchasers are advised to have their own architect provide independent planning advice.

❑ AREA

The overall area for the site extends to approximately 0.5 acres.
The overall area for the agricultural lands extends to approximately 6.9 acres.

❑ BOUNDARIES

If the building site is sold separately, the site boundaries will be as per Drawing Number: 01 REV A and the new site owner will be responsible for establishing a new stock proof fence along these boundaries.

❑ ACCESS

If the site is sold separately to the farmland. The new site owner will own the access to the site between points A & B marked on the spatial map attached but the site buyer will have to provide a right off access to the new land buyer between points A & B if the lands are sold separately. The laneway from the Mowhan Road to point A is a right of access shared with other 3rd party users. The area indicated as A on the attached Land Registry map (Folio AR111362) is owned outright by the vendor.

❑ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENTS)

The SFP entitlements are not included within the sale.

❑ VACANT POSSESSION

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

❑ 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.

❑ VENDOR'S SOLICITOR

David Blair, Thompson Mitchell, 12-14 Mandeville Street Portadown BT62 3NZ
DavidBlair@thompsonmitchell.co.uk

❑ VIEWING

By inspection on site at any time.

❑ WATER SUPPLY

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



❑ GUIDE PRICE

Lot 1- Site extending to approximately 0.5 acre
Offers Around £95,000

Lot 2- Agricultural lands extending to approximately 6.9 acres
Offers Around £120,000

Entire- Offers Around £215,000

❑ CLOSING DATE FOR OFFERS

Tuesday 9th June 2026

Contact

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□ SPATIAL MAP



