

# BEST

LAND

G/26/024

**FOR SALE**  
**FOUGHILLETRA ROAD**  
**JONESBOROUGH**  
**CO ARMAGH**

**VALUABLE LANDS EXTENDING TO APPROXIMATELY 14.6 ACRES  
FOR SALE**



**An attractive opportunity to acquire approximately 14.6 acres of  
agricultural land.**

**Guide Price: Offers Around £140,000**  
**Closing Date For Offers: Thursday 4<sup>th</sup> June 2026**

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**(028) 302 66811**  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

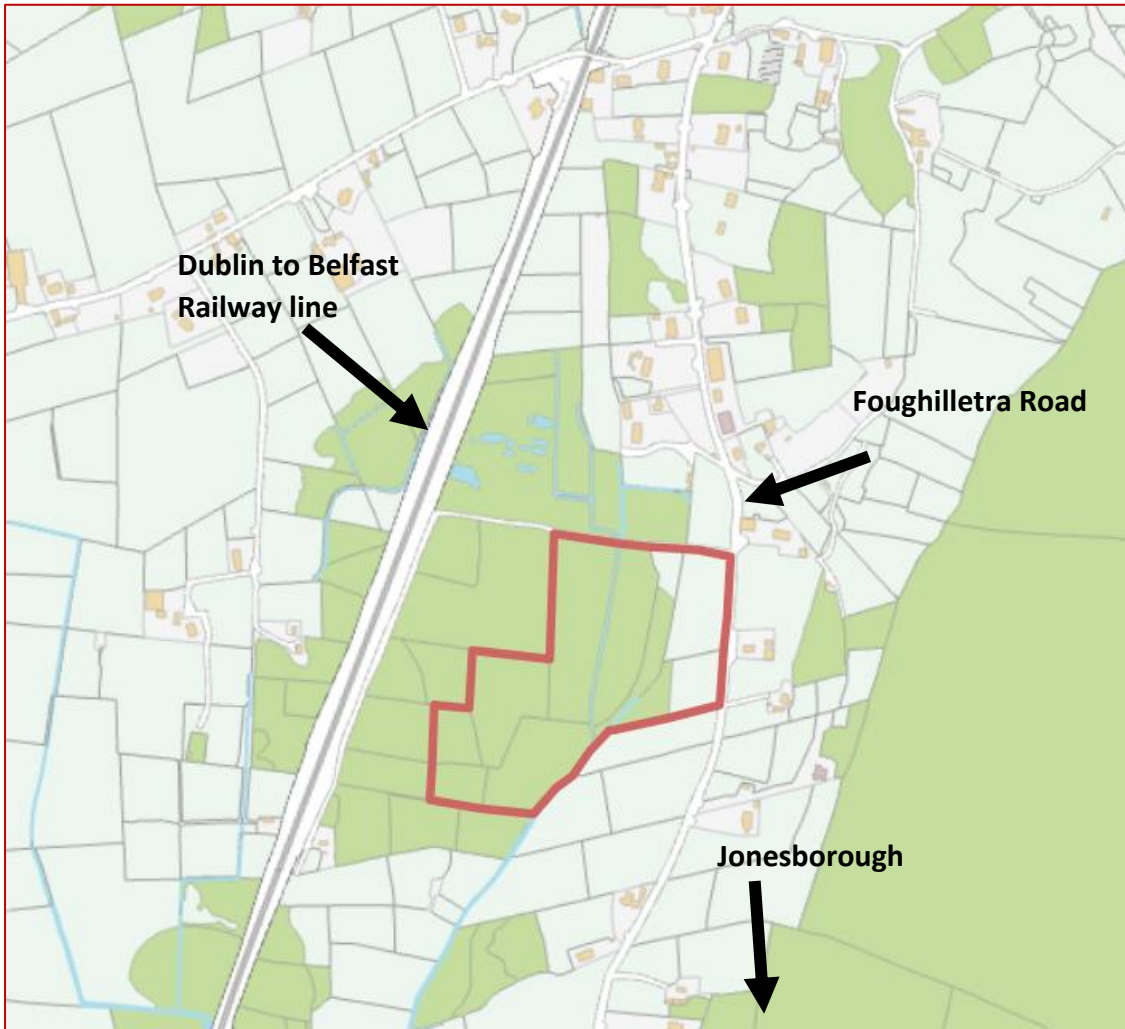
**BESTPROPERTYSERVICES (NI) LTD**  
108 Hill Street, Newry, Co Down,  
BT34 1BT  
e-mail – [info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)

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

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From Jonesborough take Finnegans Road East for 0.7 miles and turn right onto Foughilletra Road, continue on for approximately 1.1 miles and the lands in sale are located on your left hand side.



## ❑ LANDS

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The lands have good frontage to the Foughilletra road and include one area of woodland extending overall to around 7.5 acres. The remaining lands are in grass pasture and utilised in recent years for both grazing and cutting.

The successful buyer will have a right of access along the laneway situated to the north of the lands in sale.

## **□ AREA**

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The lands extend to approximately 14.6 acres as shown on the spatial map attached. The lands are shown on the 3 Land Registry Folios as extending to approximately 19 acres.

## **□ PLANNING**

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

## **□ VACANT POSSESSION**

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

## **□ LAND REGISTRY**

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The lands in sale are comprised within Folios AR134824, AR7767 & 1869 Co. Armagh.

## **□ VENDOR'S SOLICITOR**

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Michael Grant, Campbell & Grant 17 Sugar Island Newry BT35 6HT  
michael@campbellandgrant.com

## **□ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENT)**

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



#### **❑ WATER SUPPLY**

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These lands have watercourses bordering some fields however potential purchasers will be responsible for installation and maintenance of an independent water meter.

#### **❑ VIEWING**

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By inspection at any time.

#### **❑ OFFERS**

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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**

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Offers In the region of £140,000

#### **❑ CLOSING DATE FOR OFFERS**

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Thursday 4<sup>th</sup> June 2026

# Contact

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**□ SPATIAL MAP (FOR IDENTIFICATION ONLY)**

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