

BEST

LAND

G/26/036

FOR SALE
MIDDLE TOLLYMORE ROAD
BRYANSFORD
CO DOWN

**APPROXIMATELY 5.35 ACRES PRIME LANDS ADJACENT TO
DEVELOPMENT LIMIT FOR SALE**



These lands lie adjacent to the successful Clanbrassil housing development in Bryansford and are attractive to Developers and Investors for their element of “hope value”.

Guide Price: Offers Around £265,000
Closing Date For Offers: Thursday 30th July 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 Bryansford on the Hilltown Road, take the Bryansford Road (sign posted Newcastle) for approximately 0.5 mile, taking first road on left (Middle Tollymore Road) opposite entrance to Tollymore Forest Park. Travel approximately 400m and the subject lands are on the right hand side just before Clanbrassil.



□ ZONING

The subject lands currently lie “outside” the development zone of Newcastle (Ards & Down Area Plan 2015), but include frontage to Middle Tollymore Road and an agricultural laneway along the eastern boundary of Fields 1 & 2 on the DARD map.

□ AREA

The lands are comprised within three fields (1-3 on the attached DARD map), relatively level and including an enclosed equestrian arena and four stables.

❑ INVESTMENT

Longer term investors may be attracted to these lands in the hope that the Development Zone may be extended to include this land as time progresses.

More proactive investors may prefer to make submissions to the local Planning Authorities in an attempt to influence the future rezoning progress.

❑ 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.

❑ VACANT POSSESSION

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



❑ VENDOR'S SOLICITOR

David Bell, Gordon Bell & Son 9-11 Newry Street Rathfriland BT34 5PY
david@gordonbellandson.co.uk

❑ VIEWING

By inspection at any time.

❑ GUIDE PRICE

Offers Around £265,000

❑ CLOSING DATE FOR OFFERS

Thursday 30th July 2026

Contact

Garry Best

garry@bestpropertyservices.com
02830254964

James Rice

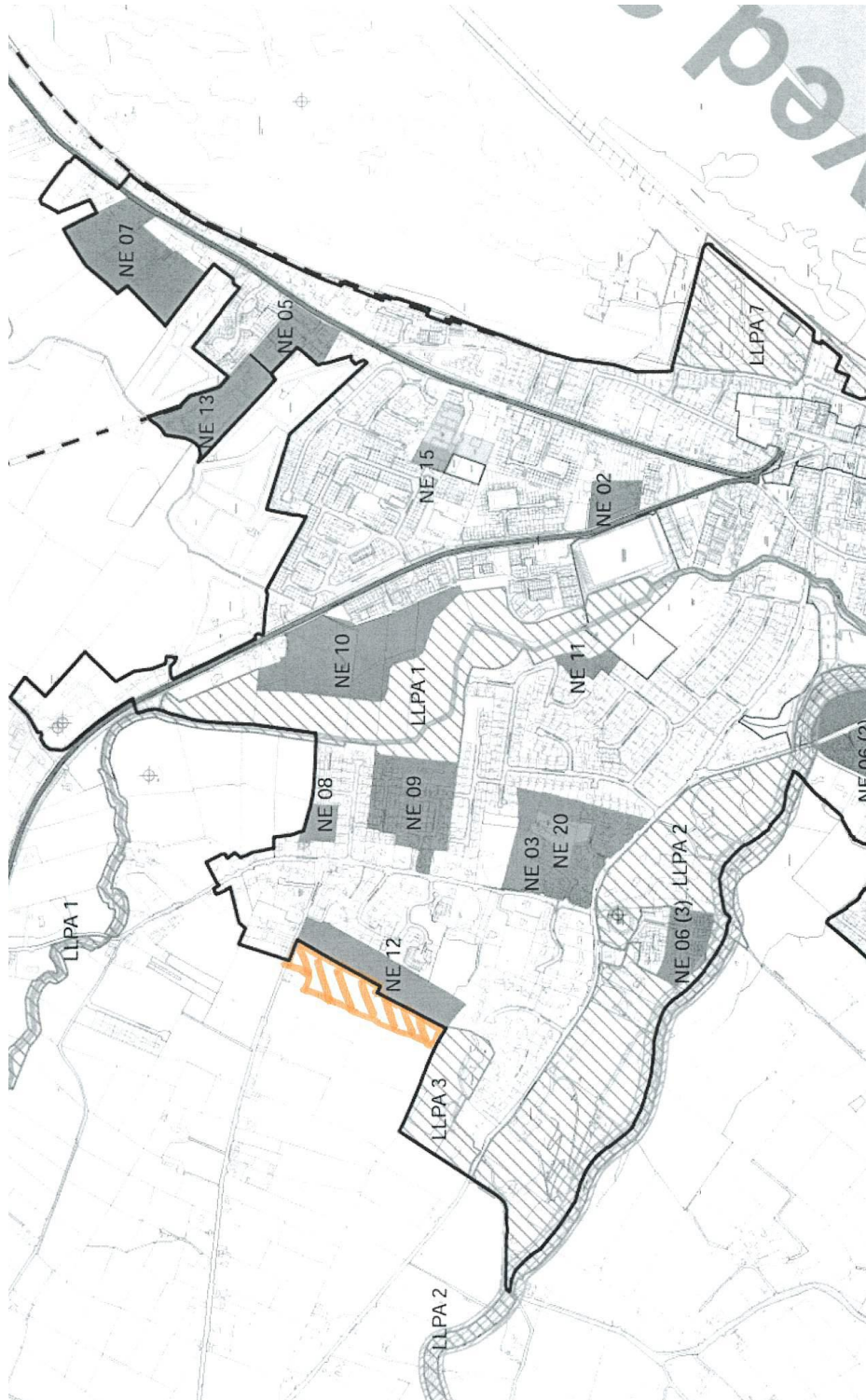
james@bestpropertyservices.com
02830254973

108 Hill Street, Newry, Co. Down, BT34 1BT
Tel: 028 30266811

www.bestpropertyservices.com



EXTRACT - 2015 NEWCASTLE AREA PLAN

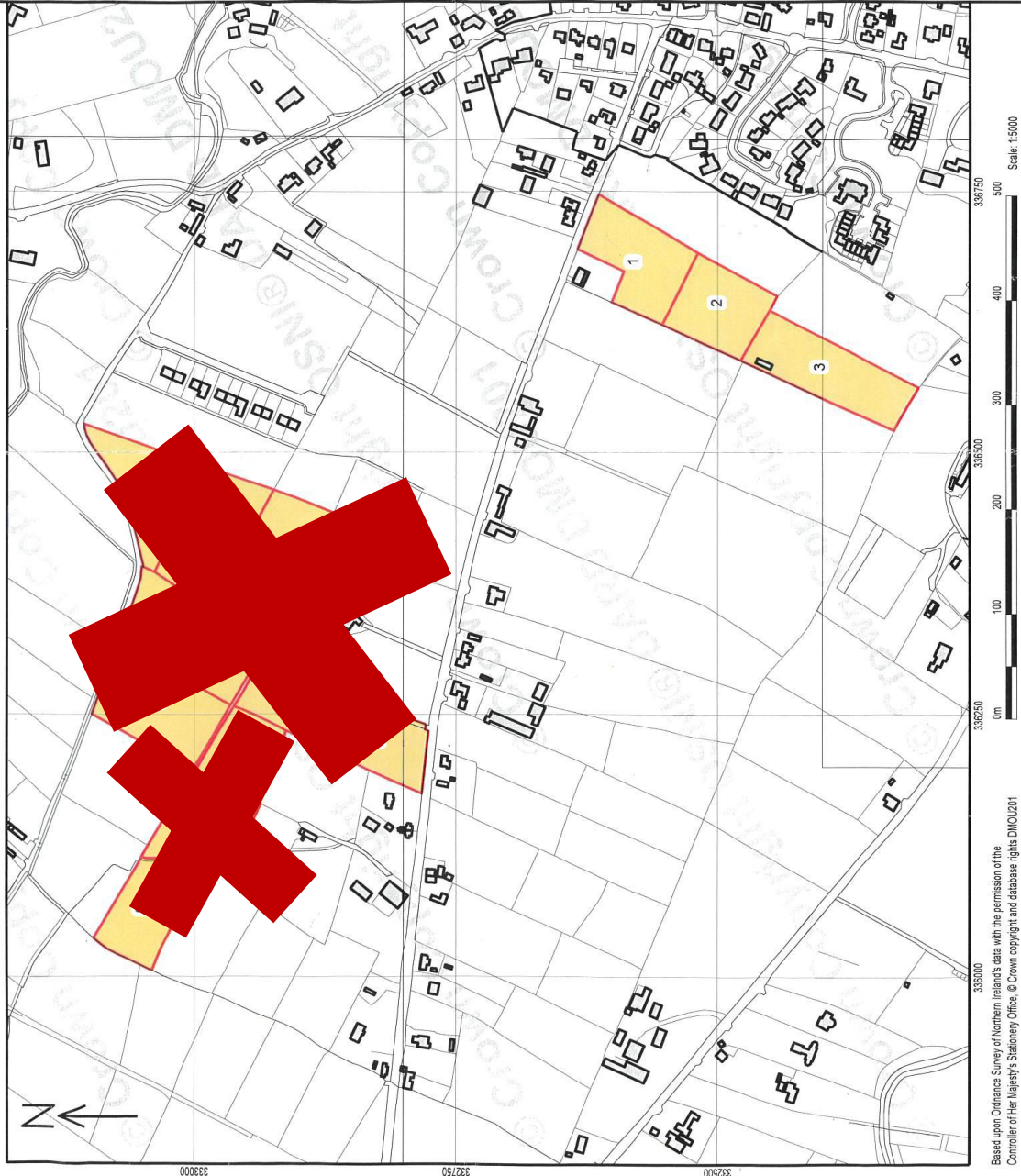


DARD MAP

Business 655125 Owned

Total Area (Ha): 9.08
Grid Ref (of centre of page): 3,1363327

Field Attributes	Area (Ha)	Type
FSN: 3/102/065		
Field No.		
1	0.72	DA
2	0.62	DA
3	0.83	DA



This map does not convey legal ownership
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Date: 01/05/2012

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