

# BEST

LAND

FOR SALE

LURGANCANTY ROAD  
WARRENPOINT  
CO DOWN

G/26/034

FORMER MILL DWELLING ON A PICTURESQUE PLOT EXTENDING  
TO APPROXIMATELY 0.7 ACRES



An excellent opportunity to obtain a potential replacement dwelling site in a beautiful part of Co. Down

Guide Price: Offers Around: £35,000

Closing date for offers: Tuesday 28<sup>th</sup> July 2026

**(028) 302 66811**

[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

**BESTPROPERTYSERVICES (NI) LTD**

108 Hill Street, Newry, Co Down,  
BT34 1BT

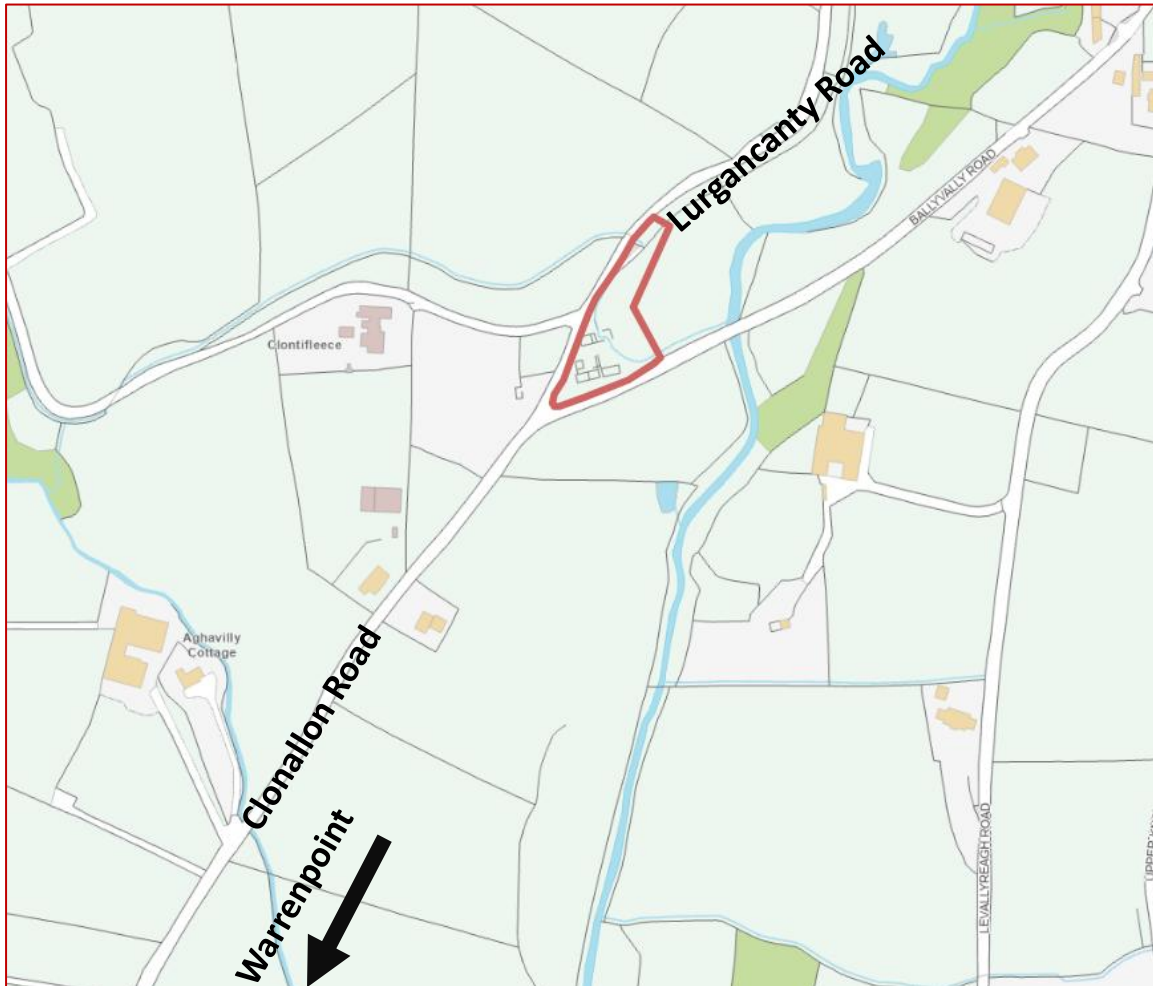
e-mail – [info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)

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 Warrenpoint take the Forth/Dallan Road for approximately 0.4 miles before merging onto the Clonallon Road, proceed for approximately 1.9 miles before turning left onto the Lurgancanty Road and the lands in sale are located on your right hand side.



## ❑ PLANNING

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A planning consent was approved in July 1997 for a farm retirement dwelling under Planning reference P/97/0269. Copies are available upon request.

As the planning consent has since lapsed, intending purchasers are advised to have their own architect provide independent planning advise.

## ❑ FARM SUSTAINABILITY PAYMENT (SINGLE FARM PAYMENT)

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There are no single farm payment entitlements included within the sale of these lands.

## **❑ VACANT POSSESSION**

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

## **❑ AREA**

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The lands extend to approximately 0.7 acres as shown on the attached map.

## **❑ BOUNDARIES**

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The successful purchaser will be responsible for establishing a new stock proof fence from lands retained by the vendor prior to completion.

## **❑ VENDOR'S SOLICITOR**

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Fisher Mullan Solicitors, 8 Trevor Hill Newry BT34 1DN  
andrew@fishermullan.com

## **❑ VIEWING**

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By inspection on site.



## ❑ 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 around £35,000

## ❑ CLOSING DATE FOR OFFERS

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Tuesday 28<sup>th</sup> July 2026

# Contact

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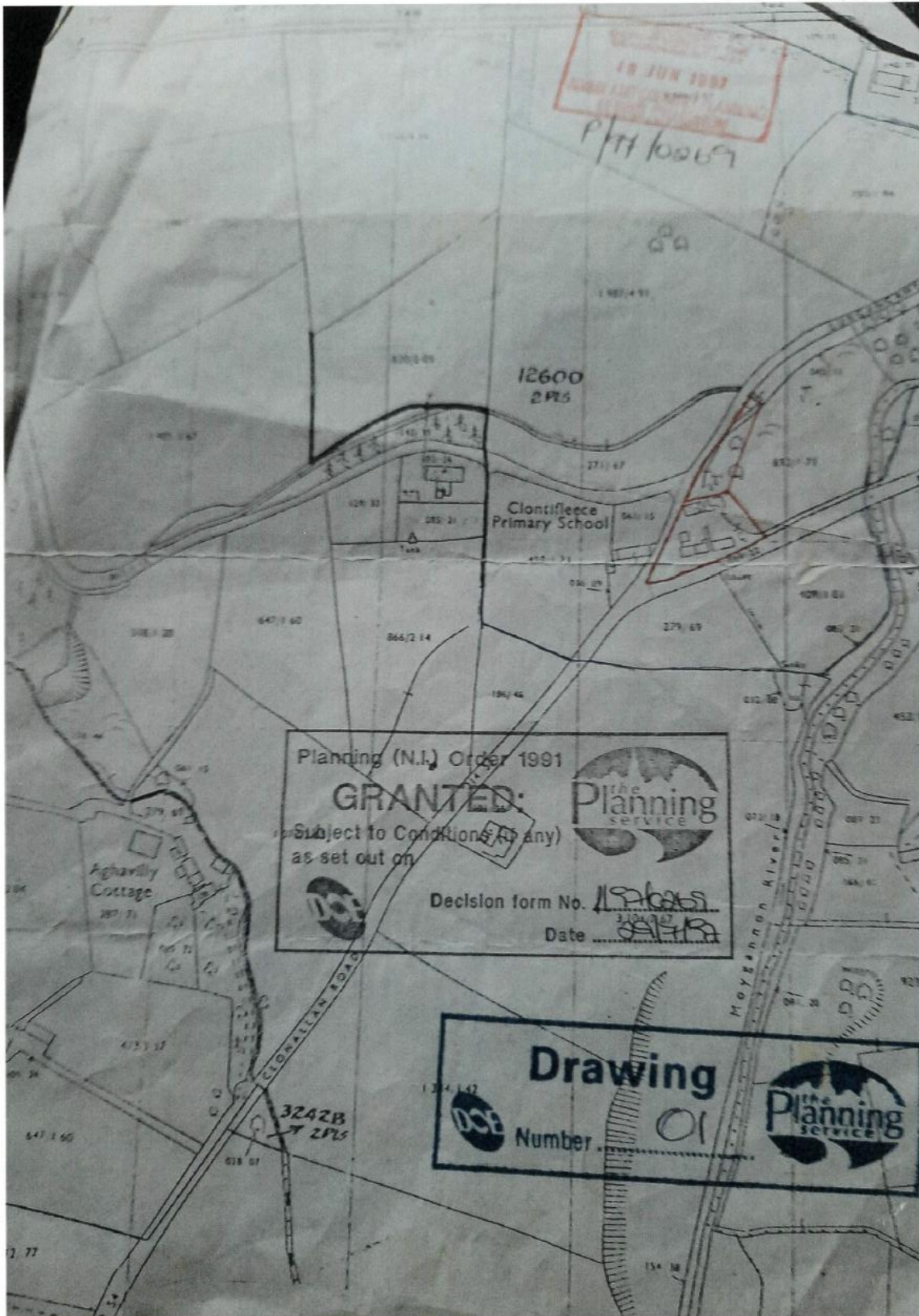
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□ FORMER SITE MAP



□ MAP

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