



G/26/035

FOR SALE
MACULLAGH ROAD
NEWTOWNHAMILTON
CO. ARMAGH

APPROX. 22 ACRE GRASSLAND FARM FOR SALE



Situated approx. 0.75 miles off the Dundalk Road, these lands are comprised in 4 fields & extend to approx. 21.8 acres

Guide Price: Offers Around £295,000
Closing date for Offers: Thursday 6th August 2026

(028) 302 66811

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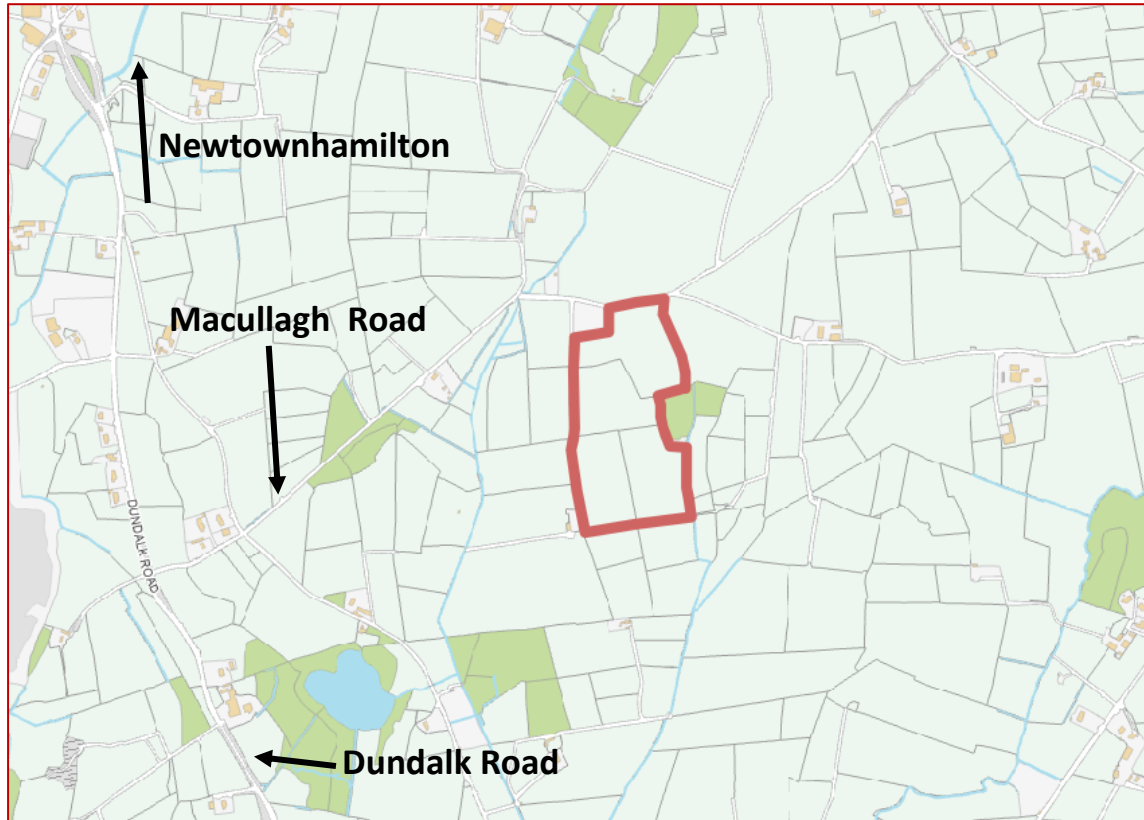
108 Hill Street, Newry, Co Down,
BT34 1BT

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

Take Dundalk Road from Newtownhamilton and Macullagh Road is the 3rd Road on the left. Turn left onto Macullagh Road and travel approx. 0.75 miles and the lands are on the right just before the start of the Blackbridge Road.



❑ AREA/ACCESS

The 4 fields on the attached copy Dard map 23,25, 28A & 28B extend to approx. 22.67 acres. As there is a fenced off building site extending to approx. 0.8 acres (3rd party owned). The net area excluding the site extends to approx. 21.8 acres (copy of excluded site map attached).

❑ PLANNING

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

❑ VACANT POSSESSION

Available to successful purchaser at completion of sale.

❑ FARM SUSTAINABILITY PAYMENT (SINGLE FARM PAYMENT)

There are no SFP entitlements available with these lands.

❑ LANEWAY

A third-party laneway borders these lands along their western boundary, with access gates onto the laneway and established right of access along the lane to Macullagh Road.

❑ LAND REGISTRY

The lands in sale are comprised within Folios AR 12458 Co. Armagh.

❑ VENDOR'S SOLICITOR

Joan Currie, JJ Haughey, 19 College Street Armagh BT61 9BT
info@haugheysolicitors.co.uk

❑ WATER SUPPLY

The lands include mains water supply to water drinkers, with supply currently switched off.



❑ 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

Offers In the region of £295,000

❑ CLOSING DATE FOR OFFERS

Thursday 6th August 2026

Contact

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DARD MAP

