



G/26/005

**FOR SALE  
CORCREAGHAN ROAD  
KILKEEL  
CO. DOWN**

**VALUABLE LANDS EXTENDING TO APPROXIMATELY 9 ACRES, WITH 2  
BUILDING SITES WITH FULL PLANNING CONSENT, AVAILABLE IN ONE OR  
MORE LOTS**



**An excellent chance to obtain sites and agricultural land in one of the most  
naturally beautiful corners of the Mourne Mountains.**

**Guide Price: - Offers around £440,000  
Closing Date For Offers: - Thursday 6<sup>th</sup> August 2026**

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

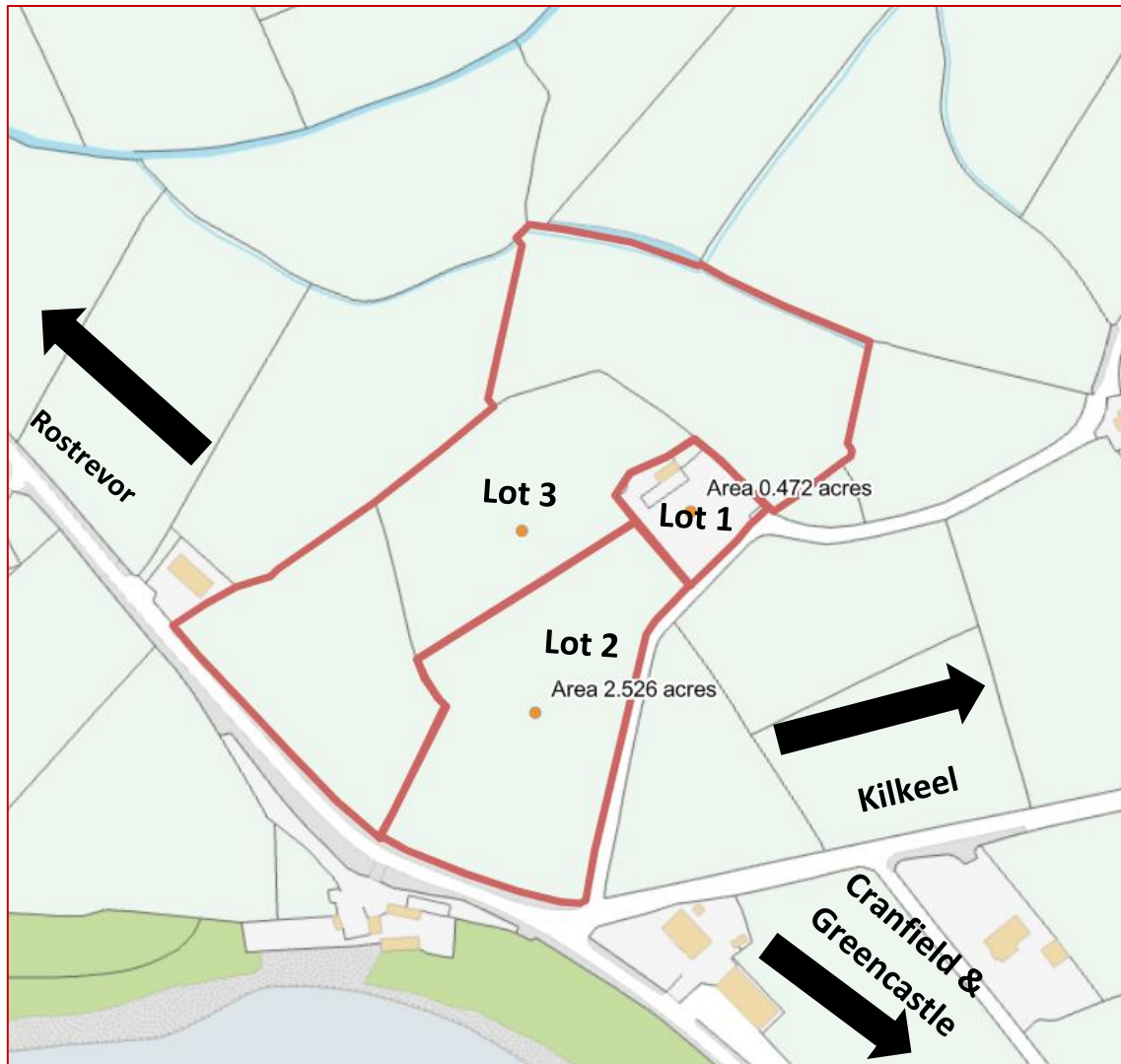
**BESTPROPERTYSERVICES (NI) LTD**  
108 Hill Street, Newry, Co Down,  
BT34 1BT  
e-mail – [info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)

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 Killeel take the Newry Road for approx. 3.1 miles before turning left onto Millbay Road, continue along for approx. 0.9 miles before turning left onto the Benagh Road, proceed for approx. 0.3 miles and the lands in sale are located on your left.



## □ AREA

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The overall area for the Lot 1 extends to approximately 0.5 acres.  
The overall area for the Lot 2 extends to approximately 2.5 acres.  
The overall area for the remaining agricultural lands in lot 3 extends to approximately 6 acres.

## **□ PLANNING**

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Full planning consent for a replacement dwelling was granted in December 2007 (Planning Reference P/2006/2304/RM)

Work has commenced in order to retain the planning permission under Building Control Reference: BN/2009/0847

Full Planning consent was granted in December 2007, a change of house type was then granted in July 2010 for a 2-storey dwelling (Planning Reference P/2008/1510/F, previously approved under P/2006/2314/RM)

Work has commenced in order to retain the planning permission under Building Control Reference: BN/2011/0780/MAST

Copies of the planning consents and building control are available for both sites upon request.

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

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

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The SFP entitlements are not included within the sale.

## **□ VACANT POSSESSION**

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The lands in sale are comprised within folio DN154528 Co. Down

## **□ OFFERS**

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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.

## **❑ VACANT POSSESSION**

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

## **❑ VENDOR'S SOLICITOR**

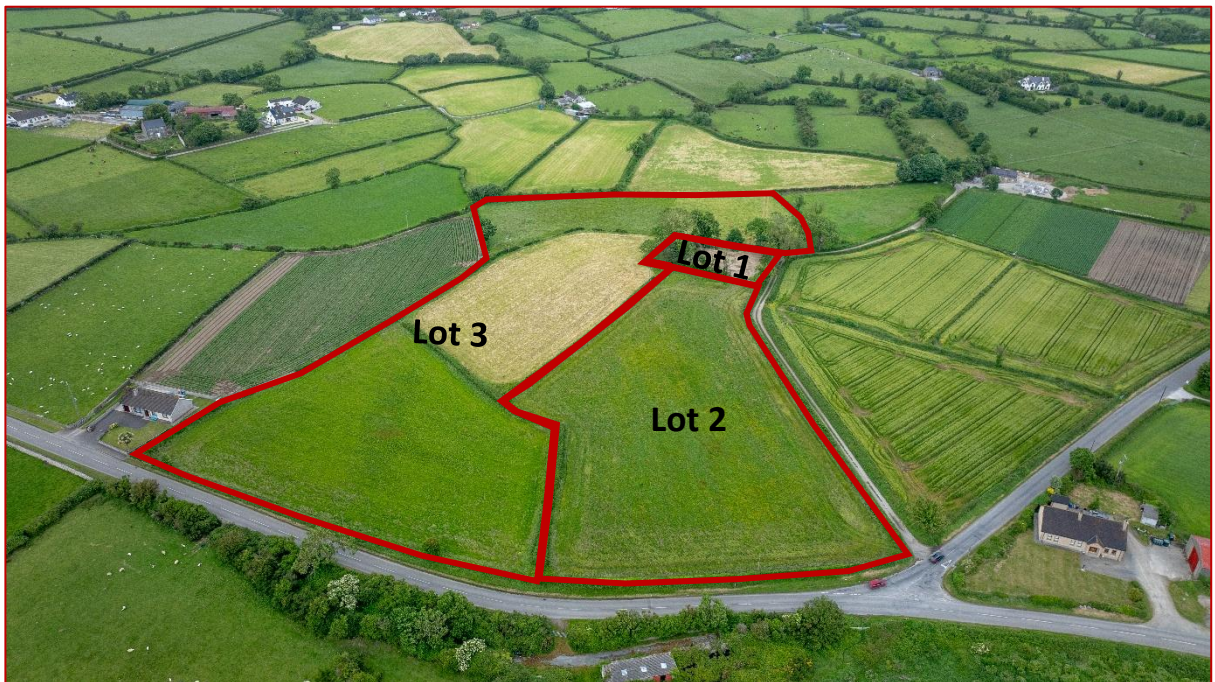
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Brian White, Comerton & Hill, 32-36 May Street Belfast BT1 4NZ  
reception@comerton.co.uk

## **❑ VIEWING**

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By inspection on site at any time.



## **❑ LOTS**

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In the event that interested parties prefer to acquire part of the property not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached Dard map

## ❑ GUIDE PRICE

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**Lot 1-** Site extending to approximately 0.5 acres  
Offers Around £125,000

**Lot 2-** Site & Agricultural lands extending to approximately 2.5 acres  
Offers Around £170,000

**Lot 3-** Remaining agricultural lands extending to approximately 6 acres  
Offers Around £145,000

**Entire-** Offers Around £440,000

## ❑ CLOSING DATE FOR OFFERS

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Thursday 6<sup>th</sup> August 2026

# Contact

### **Garry Best**

[garry@bestpropertyservices.com](mailto:garry@bestpropertyservices.com)  
02830254964

### **James Rice**

[james@bestpropertyservices.com](mailto:james@bestpropertyservices.com)  
02830254973

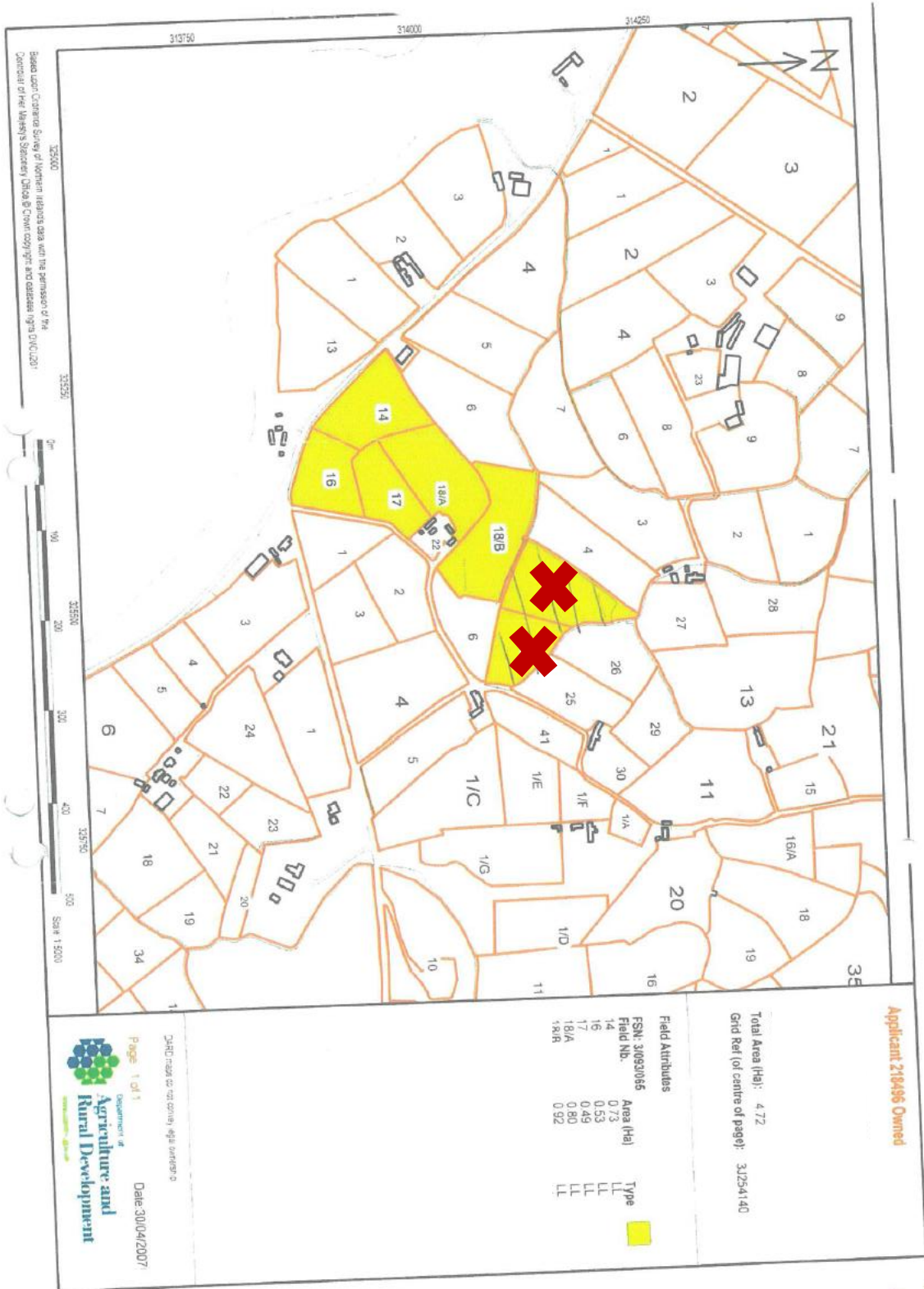
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108 Hill Street, Newry, Co. Down, BT34 1BT  
Tel: 028 30266811

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**FARM MAP**



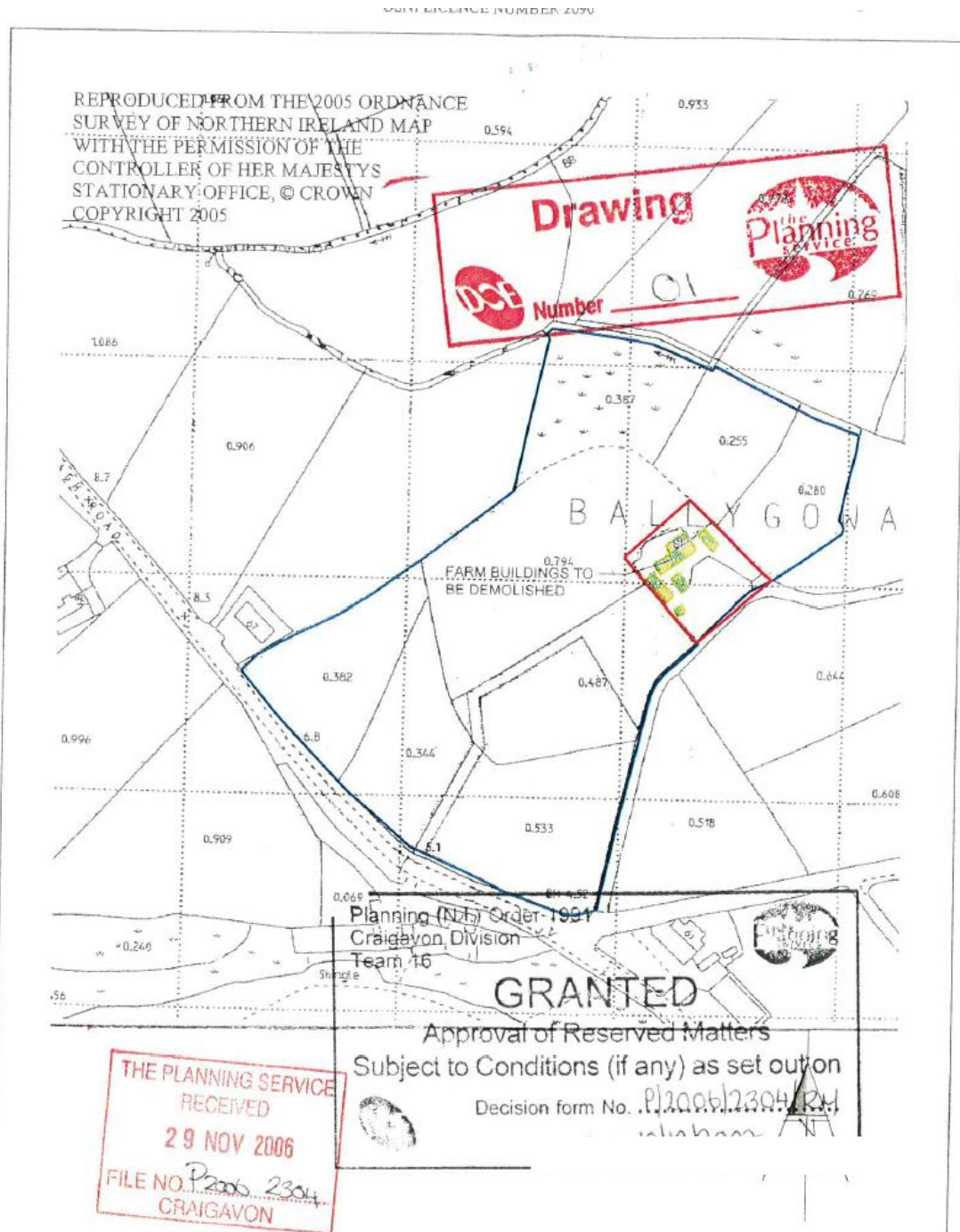
**Applicant: 218496 Owned**

Total Area (Ha): 4.72  
Grid Ref (at centre of page): 3254140

Field Attributes		
ESN: 3093065	Area (Ha)	Type
Field No.	0.73	LL
14	0.53	LL
16	0.48	LL
17	0.80	LL
18/A	0.80	LL
18/R	0.92	LL

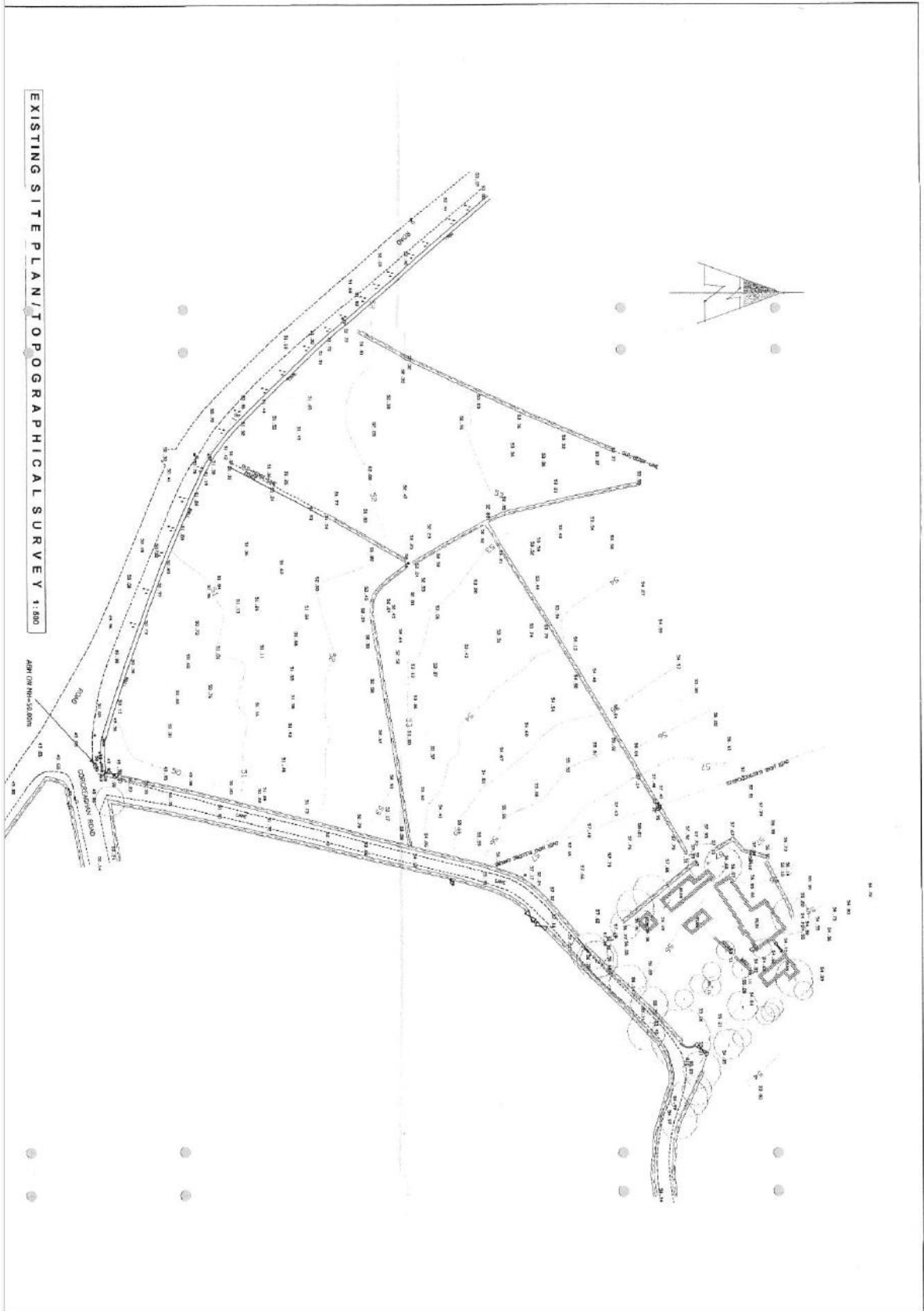
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**□ SITE MAP LOT 1**



CLIENT Eamon & Siobhan Cunningham		<p><b>donnan·ward</b> <i>partnership</i></p> <p>10a Lisburn Street, Hillsborough, BT26 6AB Tel: 028 92689589 Fax: 028 92689567 email: info@donnanward.co.uk web: www.donnanward.co.uk</p>
PROJECT Replacement Dwelling & Demolition of old farm buildings,		
69 Corcreaghan Rd, Kilkeel	DRAWING LOCATION MAP	
DATE November 2006	DRAWING NO 06/64/01	
SCALE 1:2500	REV	

# □ DRAWINGS & ELEVATIONS LOT 1

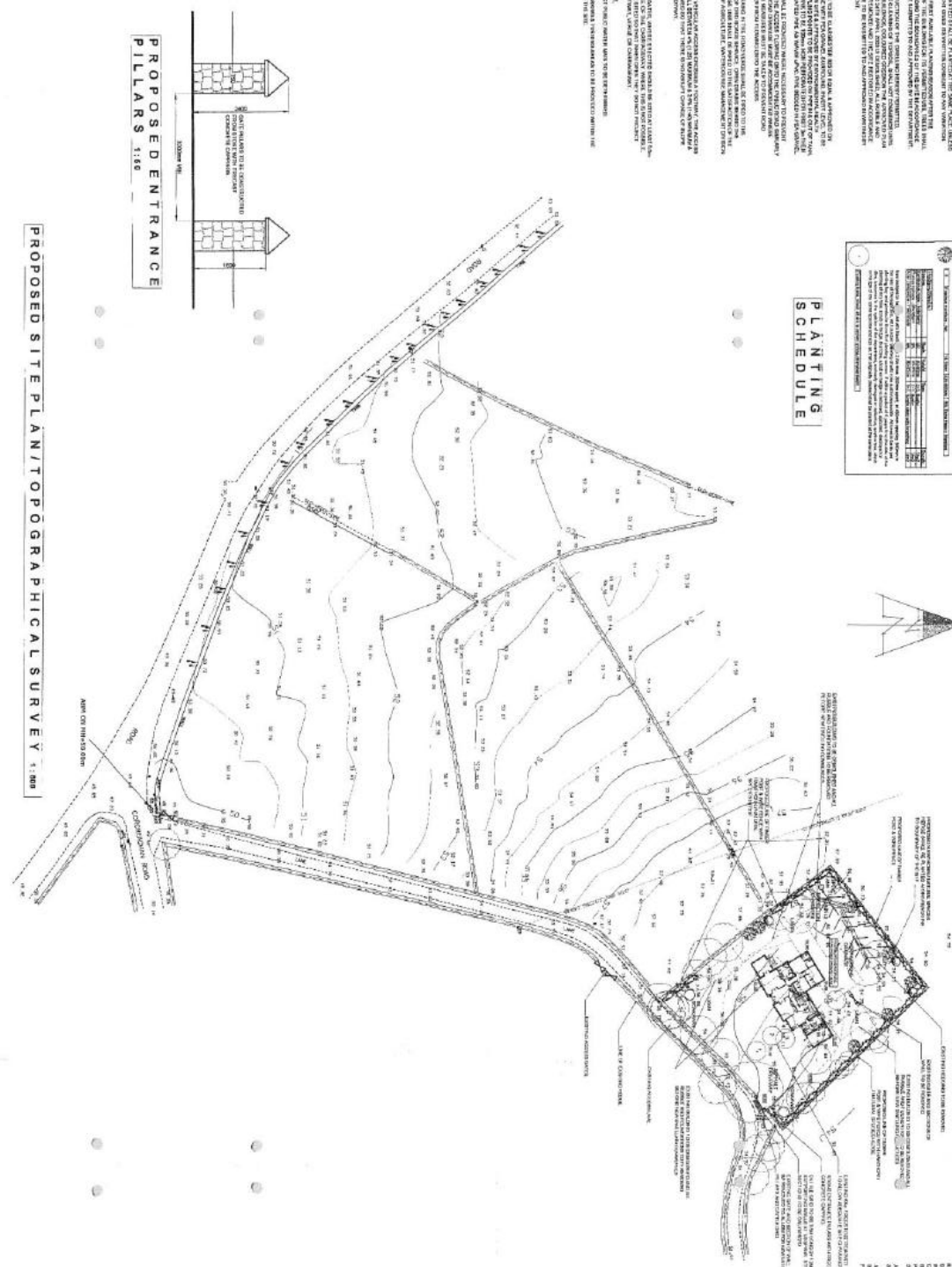
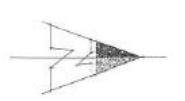


GENERAL NOTES

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2. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
3. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND ITS STRUCTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS OR SERVICES WHICH MAY BE REQUIRED TO COMPLY WITH ANY APPLICABLE REGULATIONS OR STANDARDS.
4. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND ON THE ASSUMPTIONS SET OUT IN THE GENERAL NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM BY THE CLIENT OR FOR THE CONSEQUENCES OF ANY SUCH INFORMATION BEING INCOMPLETE, INACCURATE, OR MISLEADING.
5. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS SET OUT IN THE GENERAL NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM BY THE CLIENT OR FOR THE CONSEQUENCES OF ANY SUCH INFORMATION BEING INCOMPLETE, INACCURATE, OR MISLEADING.
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**PLANTING SCHEDULE**

NO.	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
1	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
2	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
3	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
4	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
5	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
6	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
7	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
8	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
9	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD
10	PLANT SPECIES	QUANTITY	PLANTING DATE	PLANTING METHOD



**donnan·ward**  
 ARCHITECTS  
 100, Market Street, Donnan, Edinburgh, Scotland  
 Tel: 0131 220 1111  
 Fax: 0131 220 1112  
 Email: info@donnanward.co.uk

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**CLIENT:** EAMONN CUNNINGHAM  
**PROJECT:** REPAIR AND RENOVATION OF OLD FARM BUILDINGS  
 69 CULCIVANN RD, KERRIE  
**LOCATION:** KERRIE, SCOTLAND  
**DATE:** NOV 2006  
**SCALE:** 1:1000  
**PROJECT NO.:** 06/64103  
**DATE:** NOV 2006  
**SCALE:** 1:1000  
**PROJECT NO.:** 06/64103  
**DATE:** NOV 2006  
**SCALE:** 1:1000



**□ SITE MAP LOT 2**

OSNI LICENCE NUMBER 2090

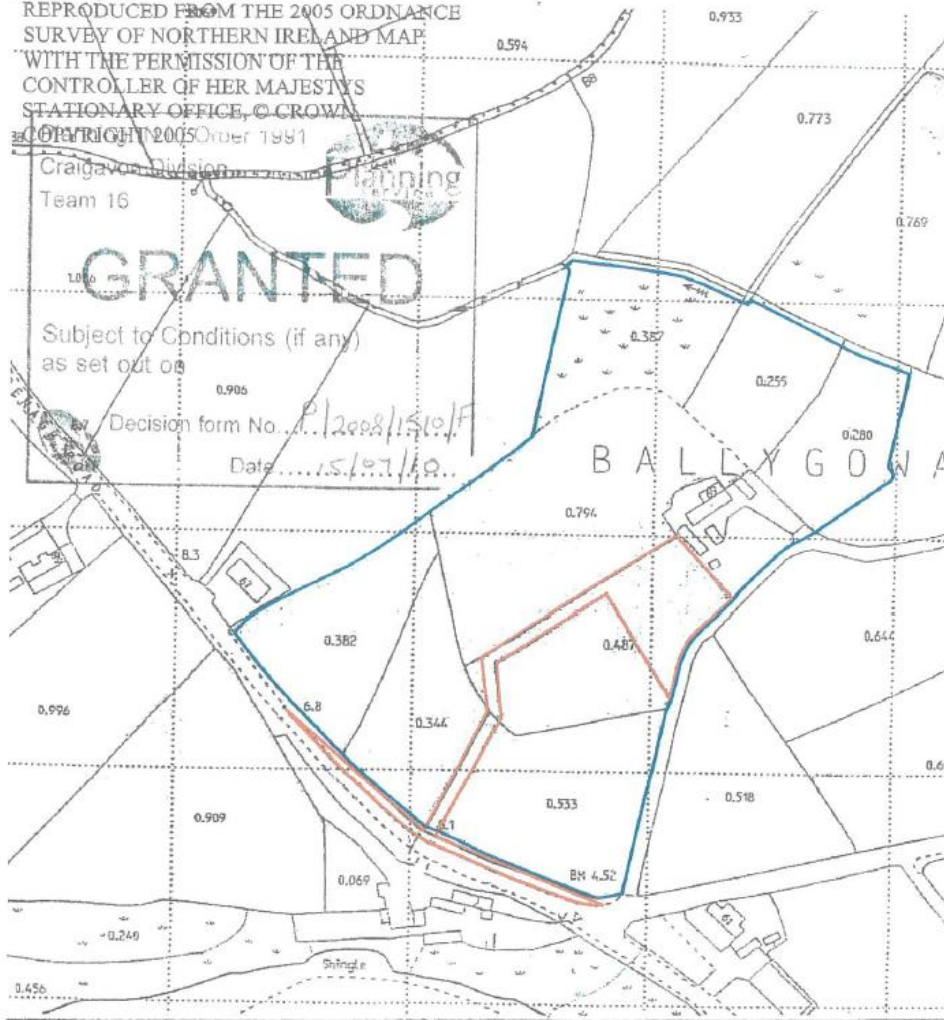
REPRODUCED FROM THE 2005 ORDNANCE  
SURVEY OF NORTHERN IRELAND MAP  
WITH THE PERMISSION OF THE  
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STATIONARY OFFICE, © CROWTHER  
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Craigavon Division  
Team 16

**GRANTED**

Subject to Conditions (if any)  
as set out on

Decision form No. P/2008/1510/F  
Date 15/07/10



**DRAWING No.** 01

The Planning Service  
RECEIVED  
03 DEC 2008  
File No. P/08/1510  
CRAIGAVON 1



CLIENT Eaton & Siobhan Cunningham	DRAWING LOCATION MAP
PROJECT New Dwelling Adjacent to South West of 69 Corcreaghan Rd	DRAWING NO 06/63/01
Location Corcreaghan Kilkeel	REV
DATE October 2006	
SCALE 1:2500	

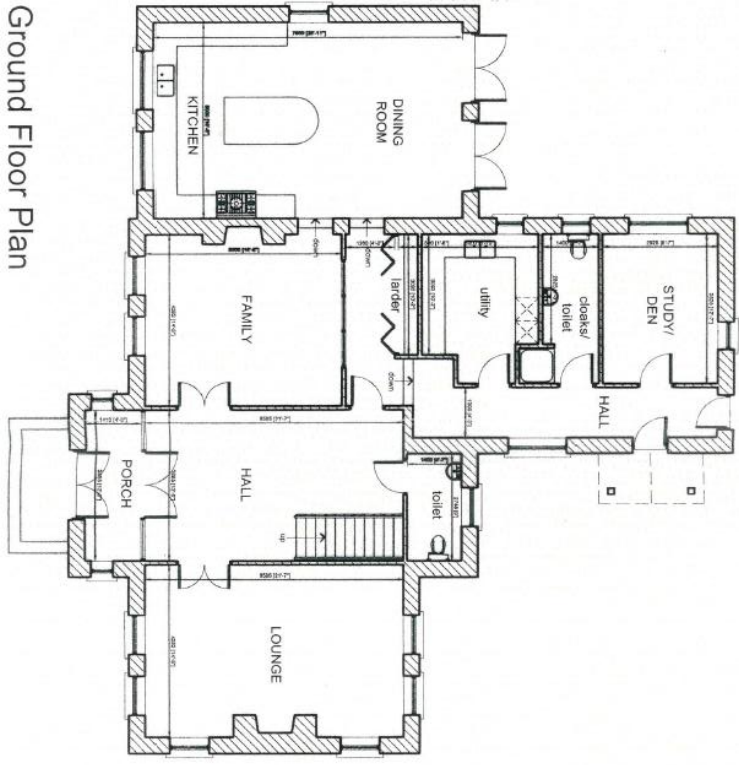
**donnan·ward**  
partnership

45(b) Seymour Street, Lisburn, BT27 4SY  
Tel: 028 9260 3871 Fax: 028 9267 4996  
email: info@donnanward.co.uk web: www.donnanward.co.uk

**□ DRAWINGS & ELEVATIONS LOT 2**

**NEW DWELLING ADJACENT TO & S.W. OF 69 CORCREAGHAN ROAD KILKEEL**

**PAGE 1**



Ground Floor Plan

REV A 03/08/09  
 REV B 12/04/10  
 REV C 24/05/10 REVISED AS DISCUSSED WITH DOE PLANNING SERVICE.

JOB NO: 06/63      APRIL 2009      **GROUND FLOOR PLAN**

Planning (M.I.) Order 1987  
 Crediton Division  
 Plan No. 15/1971/PD  
**GRANTED**  
 Subject to conditions (if any)  
 as set out on  
 Decision form No. P12008/15101F  
 Date: 15/11/10

The Planning Service  
 RECEIVED  
 27 MAY 2010  
 File No. ....  
 Case No. ....  
 Case No. ....



First Floor Plan

REV A 03/08/09  
 REV B 12/04/10  
 REV C 24/05/10 REVISED AS DISCUSSED WITH DOE PLANNING SERVICE.

JOB NO: 06/63      APRIL 2009

Planning (N.I.) Order 1997  
 Craigavon Division  
 Team 16

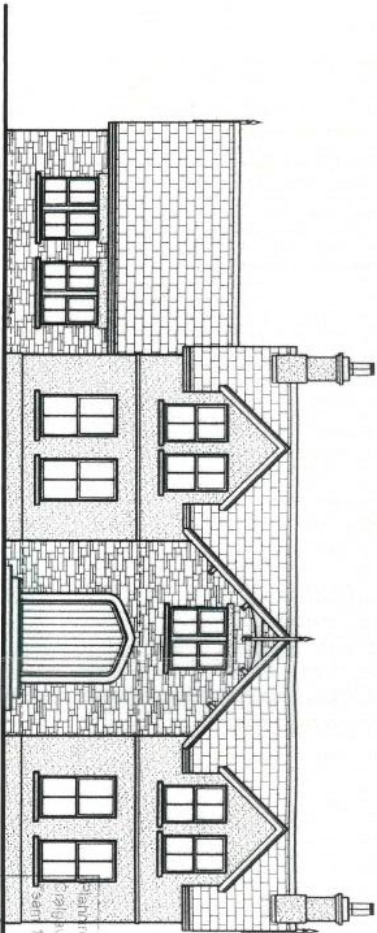
**GRANTED**

Subject to Conditions (if any)  
 as set out on

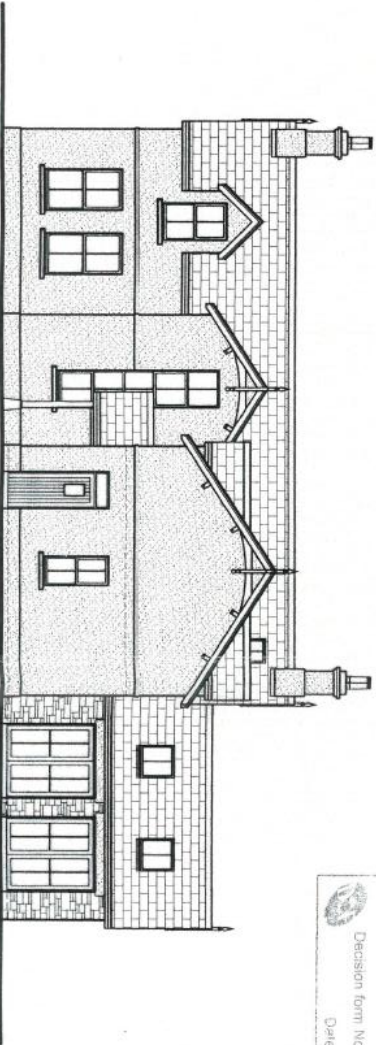
Decision form No. 012008/15101  
 Date 15/07/10

The Planning Service  
 RECEIVED  
 27 MAY 2010  
 File No. ....  
 Craigavon Team 16

FIRST FLOOR PLAN



South West Elevation



North East Elevation

Planning (N.I.) Order 1997  
 Planning Division  
 Section 16  
**GRANTED**  
 subject to Conditions (if any)  
 as set out on  
 Decision Form No. P120081510/F  
 Date 15/07/10.

The Planning Services  
 RECEIVED  
 27 MAY 2010  
 File No. ....  
 Case/Case Team

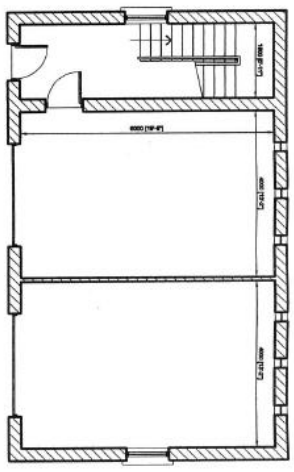
- SCHEDULE OF EXTERNAL FINISHES**
- ROOF - BLUE GREY SPANISH CLAYES
  - FASCIAE, DORMERS & BARGEBOARDS - WHITE PVC
  - DOWNPIPES & GUTTERS - BLACK SEAMLESS ALUMINIUM COSE
  - PROFILE DORMERS & TERRACE DOWNPIPES
  - CHIMNEY STACKS - RUBBED UP SAND CEMENT RENDER, PAINT FINISHED
  - CHIMNEY POTS - CLAY, FINISH GREY
  - CHIMNEY CORNICES - DRESSING GRANITE
  - WALLS GENERALLY - FINISHED UP SAND CEMENT RENDER, PAINT FINISHED
  - STONE WALLS - LOCALLY SOURCED SANDRAG BALT GREEN QUARRY STONE
  - CLIFFS - DRESSED GRANITE
  - MAIN ENTRANCE PORCH SURROUND - DRESSED GRANITE
  - WINDOWS DOORS & SCREENS - WHITE PVC

REV A 03/06/09  
 REV B 12/04/10  
 REV C 24/05/10 REVISED AS DISCUSSED WITH DOE PLANNING SERVICE

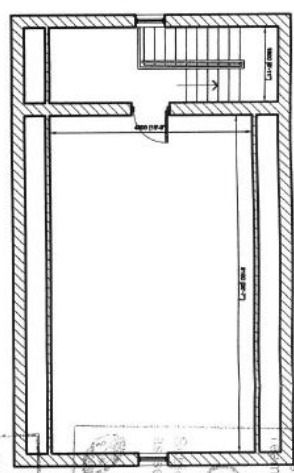
JOB NO. 06/63 APRIL 2009

S.W. & N.E. ELEVATIONS

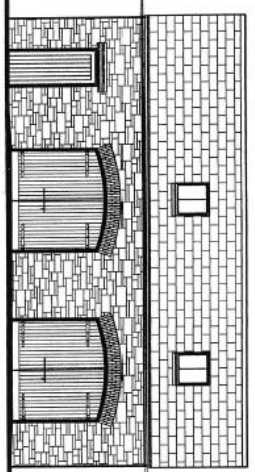




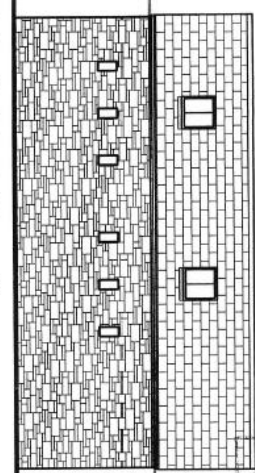
Ground Floor Plan



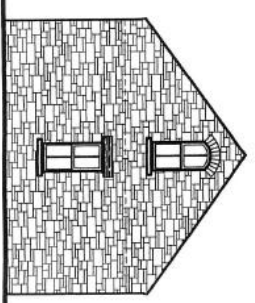
First Floor Plan



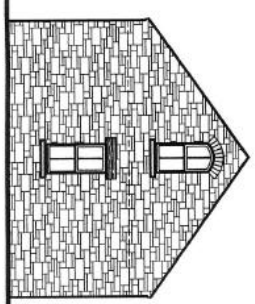
South West Elevation



North East Elevation



South East Elevation



North West Elevation

- SCHEDULE OF EXTERNAL FINISHES**
- ROOF - BLUE GREY SPANISH SLATES
  - FASCIA, SOFFITS & BARGEBOARDS - WHITE PVC
  - DOWNPIPES & GUTTERS - BLACK SEAMLESS ALUMINIUM ODE
  - PROFILE GUTTERS & TRIM - DK DOWNPIPES
  - CHIMNEY STACKS - RUBBED UP SAND CEMENT RENDER, PAINT FINISHED
  - CHIMNEY POTS - CLAY FINISH CREAM
  - CHIMNEY CORNICES - DRESSING GRANITE
  - WALLS GENERALLY - RUBBED UP SAND CEMENT RENDER, PAINT FINISHED
  - STONE WALLS - LOCALLY SOURCED BANGOR BUILT OPEN QUARRY STONE
  - CLLS - DRESSED GRANITE
  - MAIN ENTRANCE DOOR SURROUND - DRESSED GRANITE
  - WINDOWS/DOORS & SCREENS - WHITE PVC

*Submitted by her  
of meeting on 3/7/09  
WWS*

The Planning Service  
RECEIVED  
03 JUL 2009  
File No. ....  
CRATGAVON 2 .....

Planning (W/17) Order 1997  
Cratgavon Division -  
15/07/09

**GRANTED**

Subject to Conditions (if any)  
Set out on  
Decision form No. P1208/15/09  
Date: 15/07/09

Planning  
15/07/09