

54 Bettys Hill Road Ballyholland BT34 2ND

A unique opportunity to acquire an impressive holding which includes a 4 bed house, potential site & approx. 7.5 acres of farmland, available in 1 or more lots.



Located less than 3 miles from Newry City and within easy walking distance to the local primary school this property offers countryside living in a convenient location.

**Guide Price: Offers around £625,000
Closing Date For Offers: Tuesday 11th August 2026**

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❑ RESIDENCE – 54 BETTYS HILL ROAD



54 Bettys Hill Road is a charming 4-bedroom detached family home offering a unique blend of countryside living in a convenient location. Originally built in approximately 1834 by the McShane Family, it has been extended and renovated boosting character and history. Set on a large private site extending to approximately 0.76 acres, this property offers a rare opportunity to enjoy rural life within easy access to the nearby Newry and all amenities.

Upon entering the property, you are greeted by the first spacious reception room on your right with an open fireplace, to your left you are welcomed by the dining room which has a delightful fireplace with marble surround, built in bookshelf and glass fronted display cabinet. As we move on through, we have a modern kitchen with an excellent offering of high and low units offering adequate storage. To the rear we have first of four bedrooms with built in storage, family bathroom comprising of shower, WC and wash hand basin complimented with a tiled floor and utility room. Upstairs we have an ample landing with 3 well-proportioned bedrooms, 1 of which has built in storage, bathroom and hot-press.

Externally the property has a large tarmac drive to the front, private surrounding flanked by open lawn, with mature trees and shrubs, green house, block-built outbuildings which include an external w/c & boiler room.

KEY FEATURES

- Easy commute to Newry, Dublin or Belfast. Newry Train Station, A1 & Warrenpoint Bridge (Under Construction) all within approx. 4 miles of this property.
- Modern Kitchen with patio door
- Spacious Site with ample garden and parking
- Oil fired central heating and double-glazed windows
- Grand yet appropriate fireplaces adding historic elegance to the reception and living rooms.
- High Speed Fibre Broadband





ENERGY PERFORMANCE CERTIFICATE 54 BETTYS HILL ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

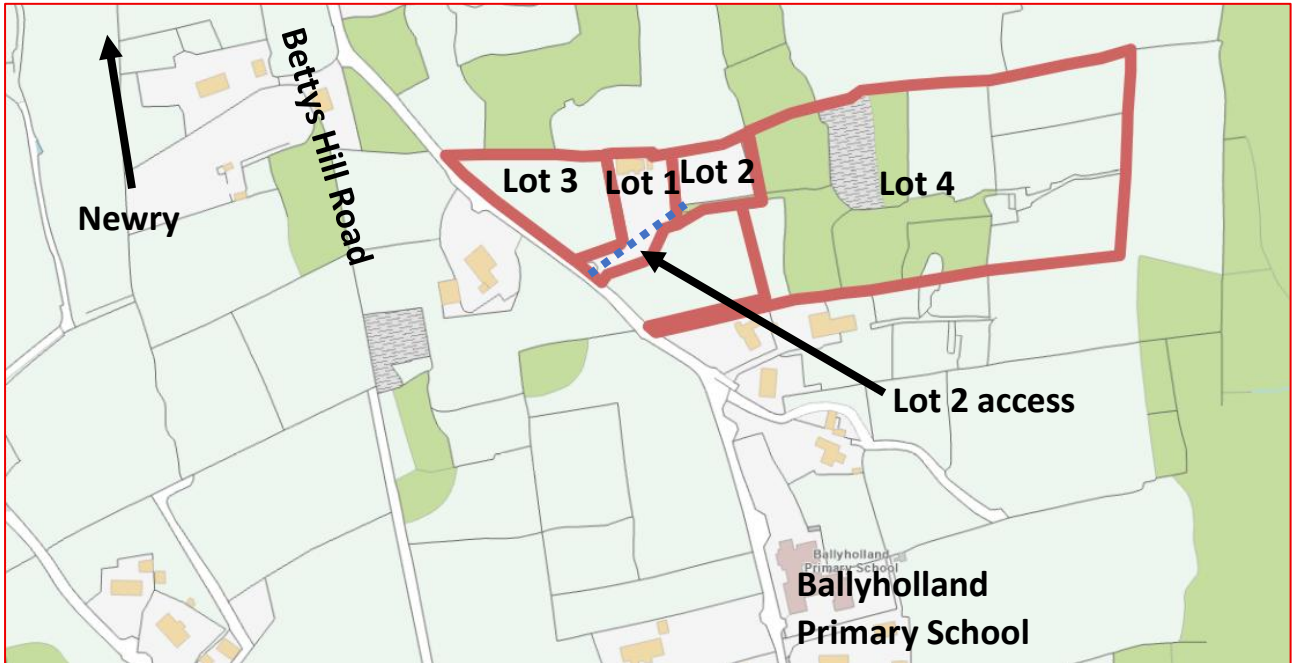
The graph shows this property's current and potential energy rating.

FLOOR PLAN



❑ LOCATION

From Newry turn onto Abbey way and then turn left onto Courtney Hill continue along for approximately 1.1 miles before turning right onto Bettys Hill Road and the property in sale are located approximately 1.4 mile down the road on your left.



❑ PLANNING

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

We have been advised by the vendors planning consultant that lot 2 would be a likely infill site.

Intending buyers are advised to have their own architect or planning advisor provide independent planning advice.

❑ ACCESS

Should the residence in lot 1 be sold separately from lot 2 the potential site, the residence buyer will be expected to grant a right off access for the potential site buyer to the Bettys Hill Road.

❑ VACANT POSSESSION

Residence & Farmland- Available to the successful purchaser(s) at completion of the sale.

❑ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENTS)

The SFP entitlements are not included within the sale.

❑ ELECTRICITY & WATER

The residence and farmland share a water supply and if sold separately the new buyer of the farmland would be responsible for establishing their own water supply at their own cost.

❑ OFFERS

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.



❑ LOTS

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

❑ VENDOR'S SOLICITOR

Robert Ferguson, Fisher Mullan 8 Trevor Hill Newry BT34 1DN
robert@fishermullan.com

❑ VIEWING

House	By appointment only with selling agent
Lands	By inspection at any time

❑ GUIDE PRICE

Suggested Lots

Lot 1- Residence 54 Bettys Hill Road on approximately 0.6 acres
Offers around £395,000

Lot 2- Potential site on Approximately 0.5 acres
Offers around £100,000

Lot 3- Approximately 1 acre (Dard Field No 1)
Offers around £30,000

Lot 4- Approximately 6.5 acres (Dard Field Nos 4,5,6,7,8,9,10,11,12,13, part 14 & part 15)
Offers around £100,000

Entire- Offers around £625,000



❑ CLOSING DATE FOR OFFERS

Thursday 11th August 2026

Contact

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James Rice

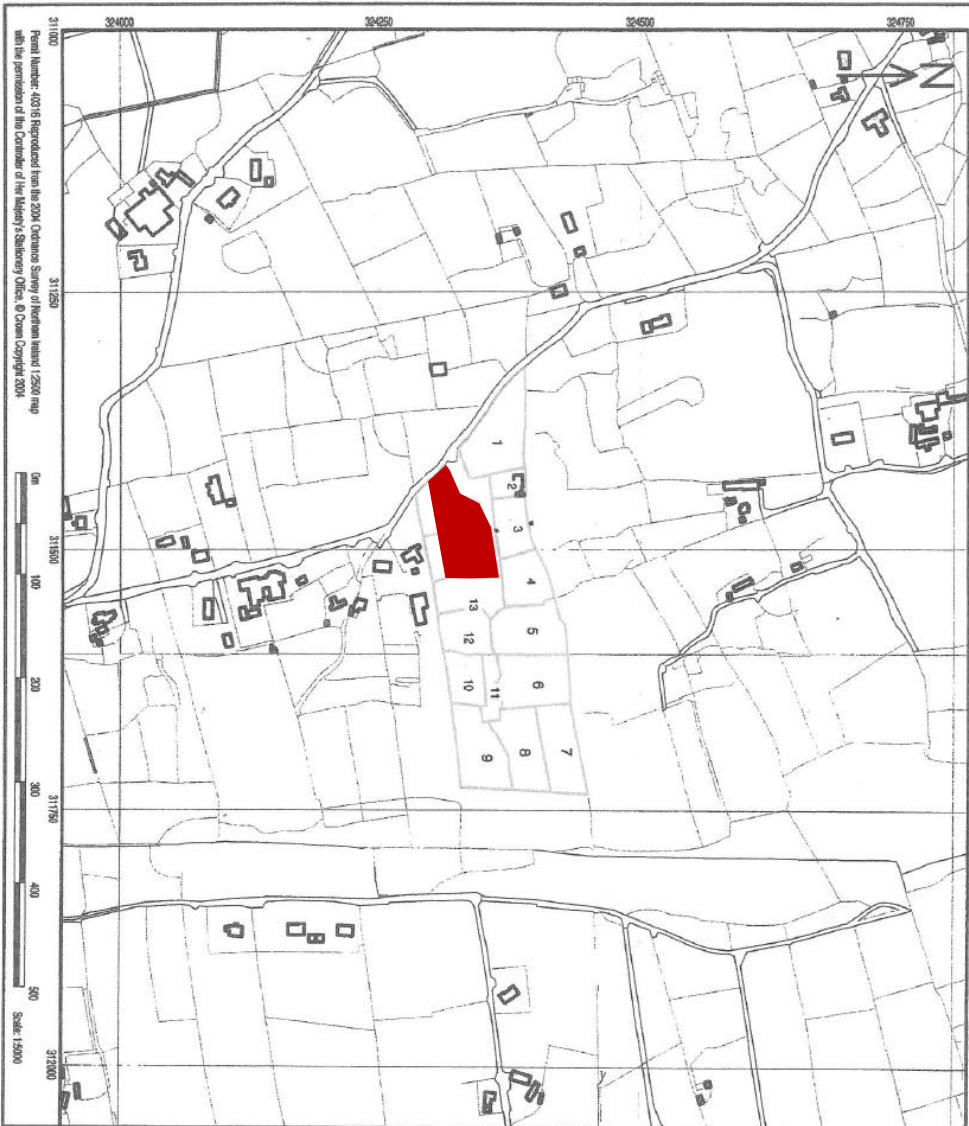
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DARD MAP



Parcel Number: 4018 Reproduced from the 2014 Ordnance Survey of Northern Ireland 1:2500 map with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright 2014.

Scale: 1:5000

Applicant: 185312 Owned

Business Ref: 185312

Total Area (ha): 3.71
Grid Ref (at centre of page): 3115243

Field Attributes

Field No.	Area (ha)	Type
1	0.39	SDA
2	0.09	SDA
3	0.19	SDA
4	0.21	SDA
5	0.33	SDA
6	0.34	SDA
7	0.29	SDA
8	0.30	SDA
9	0.32	SDA
10	0.17	SDA
11	0.10	SDA
12	0.20	SDA
13	0.21	SDA
14	0.29	SDA
15	0.28	SDA