



# LANDS EXTENDING TO 22.66 ACRES (9.17 HA)

BALLYHORNAN ROAD, DOWNPATRICK, BT30 7AD

savills

# LAND AT BALLYHORNAN ROAD

DOWNPATRICK, COUNTY DOWN, BT30 7AD

Downpatrick 3.7 miles, Strangford 6.4 miles, Crossgar 9.0 miles, Clough 9.9 miles, Ballynahinch 13.7 miles, Castlewellan 14.8 miles  
(All distances approximate).

## QUALITY AGRICULTURAL LANDS EXTENDING TO ABOUT 22.66 ACRES (9.17 HA) IN TOTAL

Agricultural holding suitable for cutting, grazing and/or arable purposes with Magnesium and Sulphate at Optimum levels.

Laid out over 7 fields of good size and shape.

Currently laid in grass.

Stock proof fencing and water access throughout.

**For sale by way of Private Treaty**

**Savills Belfast**  
2nd Floor Longbridge House  
16-24 Waring Street  
Belfast  
BT1 2DX  
[savills.ie](http://savills.ie)







Boundary for indicative purposes only.



# LOCATION

The property is located approximately 3.7 miles east of Downpatrick with excellent frontage onto the Ballyhornan Road. The area has a reputation for productive, high-quality farmland at low altitude and has a well-developed agricultural infrastructure, including several agricultural machinery merchants.

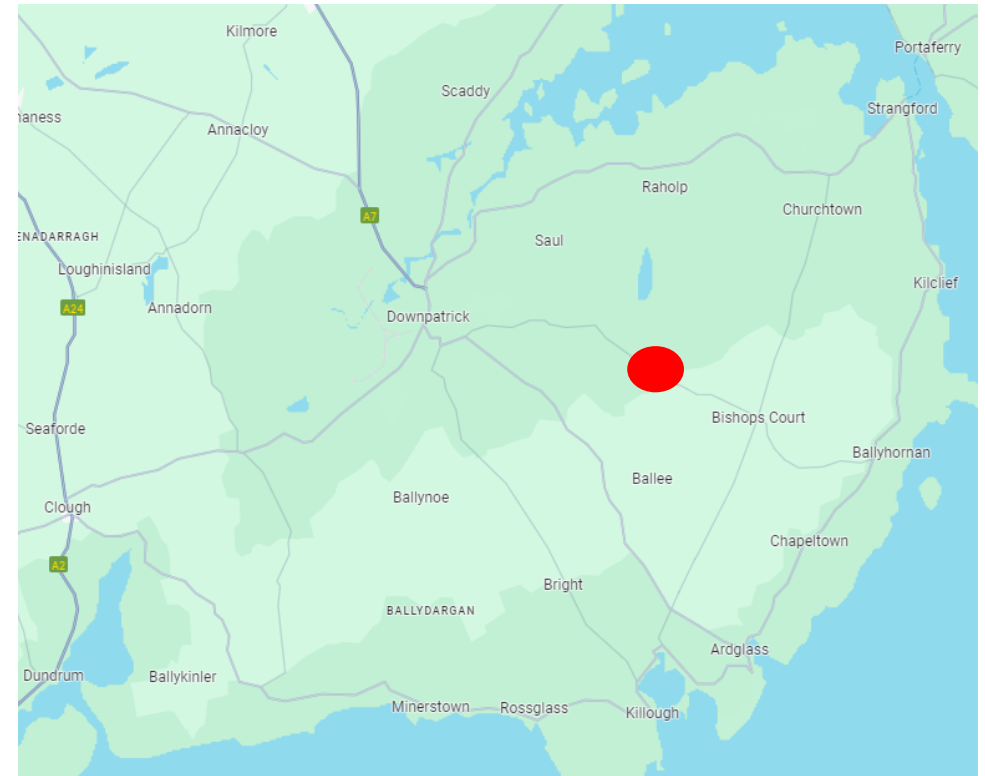
# DESCRIPTION

The subject lands extend to a total of 22.66 acres, of which 20.23 acres is arable. The free-draining, productive farmland is laid out over 7 fields, with each generally of a good shape & size for modern agriculture. The land has been actively farmed organically using lime, agricultural manure and reseeded by overseeding methods . It has a PH 6,5 and an Organic Content of 12%. Optium Phospate and Potash levels are within reach, and Magnesium and Sulphate are at Optium levels.

The topography is gently undulating land, ranging in elevation from about 22.1m above sea level at the lowest point, to 31.7m above sea level at the highest point.

The land lies within a continuous block and has been well tended to by the current owner. It is currently laid in grass with stock proof fencing throughout and benefits from water access, extensive road frontage & road access. Farm maps can be provided upon request.

Plots of this size have proved popular in recent times so early viewing is recommended.



**LONGITUDE/LATITUDE**  
54.316300, -5.641796



## GENERAL REMARKS

### VIEWINGS

Strictly by appointment with the selling agents, Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

### DIRECTIONS

The postcode for the land is BT30 7AD.

### SALE DETAILS

Asking Price: £230,000 (Two Hundred & Thirty Thousand Pounds Sterling).

### BASIC PAYMENT SCHEME (BPS)

The Entitlements to the Basic Payment Scheme are owned by the sellers and are not included in the sale.

### SERVICES

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### ENTRY & POSSESSION

Entry and possession will be by agreement.

### OFFERS

Offers are to be submitted to the selling agents, Megan Houston (megan.houston@savills.ie), or Alex Pelan (alex.pelan@savills.ie).

### FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### SOLICITORS

Biggar and Strahan Solicitors, 40 Hamilton Road, Bangor, BT204LE.

### LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further Lots, or to withdraw the property, or to exclude any property shown in these particulars.

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. <https://www.legislation.gov.uk/ukksi/2017/692/contents> Brochure prepared March 2024.







**FOR FURTHER  
INFORMATION OR  
TO ARRANGE A  
VIEWING,  
PLEASE CONTACT:**

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