



# LANDS EXTENDING TO ABOUT 102.28 ACRES (41.39 HA)

BUCKS HEAD ROAD, DOWNPATRICK, CO. DOWN, BT30 8JS



ALEXANDER  
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028 4461 9966

# LANDS AT BUCKS HEAD ROAD

DOWNPATRICK, CO. DOWN, BT30 8JS

Clough 4.2 miles, Downpatrick 5.1 miles, Crossgar 6.2 miles, Ballynahinch 8.3 miles, Castlewellan 9.1 miles, Newcastle 10.5 miles,  
Kilkeel 23.8 miles  
(All Distances Approximate).

**INCREDIBLE OPPORTUNITY TO PURCHASE A CONTIGUOUS BLOCK OF  
QUALITY AGRICULTURAL LAND EXTENDING TO APPROX. 102.28 ACRES  
(41.39 HA) IN TOTAL**

Approx. 100.65 acres (40.73 ha) of arable/ploughable pasture

Approx. 1.63 acres (0.66 ha) of miscellaneous

Laid out over 4 fields of good size and shape

Stock proof fencing and water access throughout

Lapsed planning permission for detached dwelling under reference R/2005/1517/RM

**For sale by way of Private Treaty**





Boundary for indicative purposes only.

## LOCATION

Downpatrick is a town in County Down on the Lecale peninsula, about 21 miles south of Belfast. Downpatrick is situated at the junction of the A7 (Downpatrick to Saintfield and Belfast) road, the A25 (Downpatrick to Newry and Dublin) road and the A2 coast road.

The subject lands are located 5.1 miles west of Downpatrick with excellent frontage onto the Bucks Head Road. They also conveniently lie a short distance from several towns including Clough (4.2 miles) and Crossgar (6.2 miles) which offer a wide range of amenities.

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. It benefits from a mild, temperate climate.

## DESCRIPTION

The subject lands extend to a total of 102.28 acres, of which 100.65 acres is arable. The free draining, productive farmland is laid out over 4 fields, with each generally of a good shape and size for modern agriculture.

The lands are currently laid in grass and the topography is a combination of level and gently undulating land, ranging in elevation from about 5.9 metres (19.3 feet) above sea level at the south of the farm to about 8.2 metres (27.0 feet) above sea level at the north of the farm.

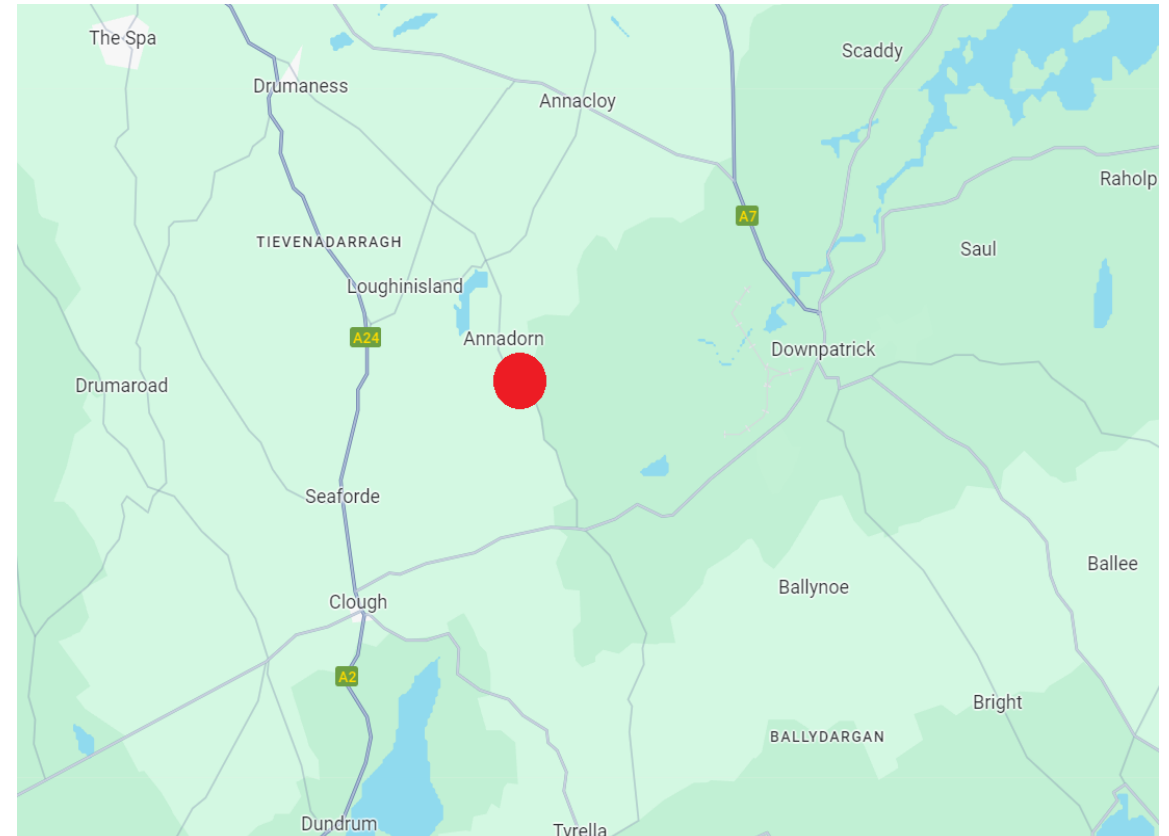
The land lies within a continuous block and has been well tended to by the current owners. It benefits from mains water and can be easily accessed from The Bucks Head Road. Additional access is provided off Farranfad Road via a formal right of way highlighted yellow on the boundary plan. Farm maps can be provided upon request.

Planning permission has previously been passed on lands located to the north-west for a detached dwelling under reference R/2005/1517/RM.

It is rare for plots of this size to come to the market in the area so demand will be strong and early viewing is recommended.

## LONGITUDE/LATITUDE

54.323015, - 5.794032





## GENERAL REMARKS

### VIEWINGS

Strictly by appointment with the selling agents, Savills & Alexander Reid & Frazer . 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 8JS.

### SALE DETAILS

Asking Price: £1,400,000 (One Million Four Hundred Thousand Pounds Sterling).

### BASIC PAYMENT SCHEME (BPS)

The Entitlements to the Basic Payment Scheme are owned by the sellers which are available to purchase in addition to the lands by way of separate negotiation.

### 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, Neal Morrison (neal.morrison@savills.ie), Megan Houston (megan.houston@savills.ie), Alex Pelan (alex.pelan@savills.ie), or Mary Louise (marylouise@alexanderreidfrazier.com) and Hugh Press (hugh@alexanderreidfrazier.com).

### 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

O'Hare, St. George's Building, 37-41 High St, Belfast BT1 2AB

### LOTTING

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/uksi/2017/692/contents>

Brochure prepared July 2024.



Boundary for indicative purposes only.  
Please note the yellow indicates additional access via a right of way.



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

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