



G/20/006

FOR SALE
NEWRY ROAD
KILKEEL

MOURNE PARK KILKEEL

VALUABLE FARMLAND CIRCA 46.74 ACRES WITH FARMYARD & 3
TENANTED COTTAGES AVAILABLE AS ONE OR MORE LOTS



During recent years the Woodland Trust have acquired the majority of Mourne Park Estate. These lands provide a rare opportunity to acquire quality farmland along the Eastern boundary of the estate, bordered by a belt of Woodland to the East and Kilkeel Golf Club to the South.

Guide Price: £1,475,000

Closing Date For Offers: Tuesday 8th April 2025

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Also at:- *Armagh and Dundalk*

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.

❑ MOURNE PARK HISTORY- THE GRANGE

In 1613 lands in and around Newry were granted to Sir Nicholas Begenal in recognition of his loyalty to the Crown as well as his friendship with Clan O'Neill. With no surviving heirs born to his children, the title and lands passed to his cousins, the Needham family, from Shropshire in England.

Two centuries later, in 1822, the 12th Viscount Kilmorey was made Earl of Kilmorey. He lived in Mourne Park, Kilkeel from 1806. His Great Grandson, the Third Earl lived in Mourne Park from 1880 having sold the other family estate in Shropshire. Work was undertaken from 1822 until the end of the century extending the Grange, an area of the estate near the foot of Knockchree mountain into a model farm with Victorian architectural features built solidly of local granite.

During the 1920s the Fourth Earl of Kilmorey used the cottages at the Grange to accommodate staff. During this time, it continued as a working farm. By the 1940s when the American troops were stationed in Mourne Park, dances were held in the haylofts of the Grange and a concrete road built by the American forces.

Today three of the cottages remain lived in whilst the Victorian architecture is still evident throughout. A walled garden and stables are still in use. The 'giants grave' and standing stones are still clearly visible and their location can be seen on the map below.



**Farm Map
Circa 1930**

❑ LOCATION

From Killeel take the Newry Road towards Rostrevor, approximately 2 miles and turn right into Mourne Park Estate (sign posted Killeel Golf Club) continue on concrete road past the Golf Club, driving range & the farmyard, lands and cottages are on the right hand side.

There is also an access into Mourne Park from the Ballymageogh Road, just South and opposite no. 45 Ballymageogh Road.

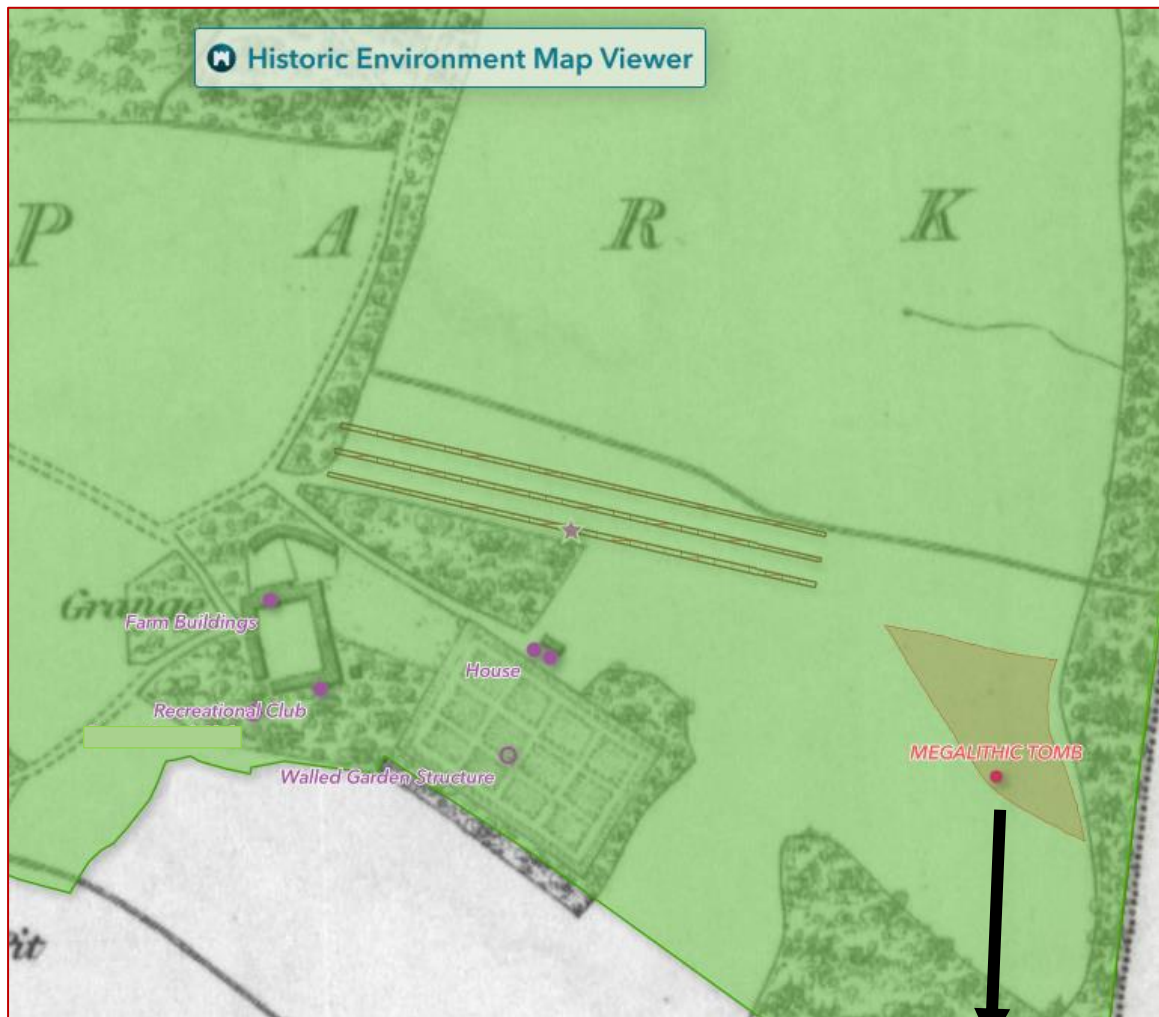


❑ AREA

The overall area in sale extends to approximately 50.7 acres and includes:

- 3 agricultural fields bordered along their Eastern boundary with a strip of woodland and walled garden with the overall area extending to approximately 46.73 acres.
- 2 tenanted farm cottages adjacent to each other.
- A third tenanted farm cottage which backs onto a garden area.
- Farmyard including stable, several attractive stone buildings mostly without roofing.

❑ LISTING



- Megalithic Tomb- Neolithic/prehistoric (Giants Grave)
- Walled Garden-Constructed between 1820-1839
- House- Cottage 3: Constructed between 1820-1839 and is B2 listed
- Cottage 2: Constructed between 1820-1839 and is B2 listed
- Farm Buildings- Constructed between 1820-1839 and is B1 listed
- Recreational Club- (The Grange) Cottage 1 constructed between 1820-1839 and is B2 listed

★ - Archaeological Investigations in 2014.

Mournes Park- Historic Parks, Gardens and Demesne, Grade A



LAND REGISTRY & ENERGY PERFORMANCE CERTIFICATES

Cottage 1

Ground Floor- Hall, kitchen, living room
1st Floor- 3 bedrooms & bathroom w/c
Outside- Backyard & store. Gas tank for cooker.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41 E
21-38	F	24 F	
1-20	G		

Cottage 2

Ground Floor- Porch, living room, kitchen
1st Floor- 2 bedrooms, bathroom w/c and hotpress
Outside-Boiler house/store and rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	22 F	
1-20	G		

Cottage 3

Ground Floor- Living room & kitchen
1st Floor-2 bedrooms. Toilet and shower
Outside- Lean to carport and generous rear garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	28 F	
1-20	G		

All 3 cottages include oil fired central heating.

	Farm Cottage 1	Farm Cottage 2	Farm Cottage 3
Rates (LPS)	£1,166.16	£485.90	£534.49
Rent	£585/every 4 weeks	£433/month	£352/month
Lease	Ending 1/3/25	Ending 1/6/25	Private arrangement
Area (LPS)	1991 Sqft	742 Sqft	818 Sqft



Cottage 2



Cottage 3



Cottage 1

□ VIRTUAL TOUR



❑ AGRICULTURAL LANDS

These comprise 3 fields bounded along the Northern boundary by a laneway access leading to the Ballymageogh Road. This is an unfenced boundary as both sides of the laneway have been growing crops in recent years. The 2 smaller fields are both in grass.

Field areas can be seen on the Dard map attached below.

Field areas:

No's	Hectares	Acres	Current use
13	10.2	25.19	Stubble
12	1.79	4.42	Grass
11	3.01	7.43	Grass
51	2.77	6.84	Wood
45	0.38	0.93	Wood
26	0.78	1.92	Walled Garden
Total		46.73	

The farmyard area & area known as The Grange which is highlighted in red below and extends to approximately 2.7 acres. The blue area which is highlighted below including The Grange which has 4 listed buildings and the area around the cottages and gardens extend to approx. 3.8 acres shown below.



❑ PLANNING

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

Intending purchasers are advised to seek their own independent advice on planning, should they so desire.

❑ LAND REGISTRY

The lands in sale are comprised within Folio DN44384, Co Down

❑ SINGLE FARM PAYMENT

Single farm payment entitlements will not be included within the sale.

❑ WATER

A separate water supply is available for the farm which has its own meter at the Newry Road. Presently this supply isn't in use but could be reconnected by a new owner (subject to NI Water approval).

❑ VACANT POSSESSION

Farmland: The agricultural lands have been let in conacre until 1.11.25. The current tenant will be planting spring barley crop on part of the land and has agreed to allow vacant possession of the entire lands after the crop has been harvested and straw cleared (late August/September). The new purchaser will take over the conacre rent on completion (Probably May/June 2025).

Cottages: The vendors would like to make potential buyers of the cottages aware that their preference would be for the current tenants to remain in situ.

❑ ACCESS

The Laneway from the Ballymageough Road is accessed via a shared historic right of access.

The main access is over the concrete avenue from the Newry Road.



The map above illustrates individual areas access to the main entrance.

- Green- Walled Garden access to concrete avenue
- Blue- Cottage 2&3 access to concrete avenue
- Orange The Grange (Farmyard) Access to concrete avenue
- Red- Cottage 1 access to concrete avenue



❑ 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.

❑ **VENDOR'S SOLICITOR**

Kevin Neary, DND Law 1 Downshire Road Newry BT34 1ED
Kevin@dndlaw.com

❑ **VIEWING**

Cottages	By appointment only with selling agent
Farmyard & Lands	By inspection at any time.

❑ **LOTS**

Intending buyers who wish to acquire part of the lands may specify which they prefer and offer accordingly as these lands may be sub-divided.

❑ **GUIDE PRICE**

Possible lots:

Lot 1

Approximately 47 acres including walled garden	£1,045,000
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Lot 2

Cottage No. 1 with adjacent garden	£145,000
Cottage No.2 with adjacent garden	£95,000
Cottage No.3 with adjacent garden	£115,000

Lot 3

The Grange area excluding the 3 cottages	£75,000
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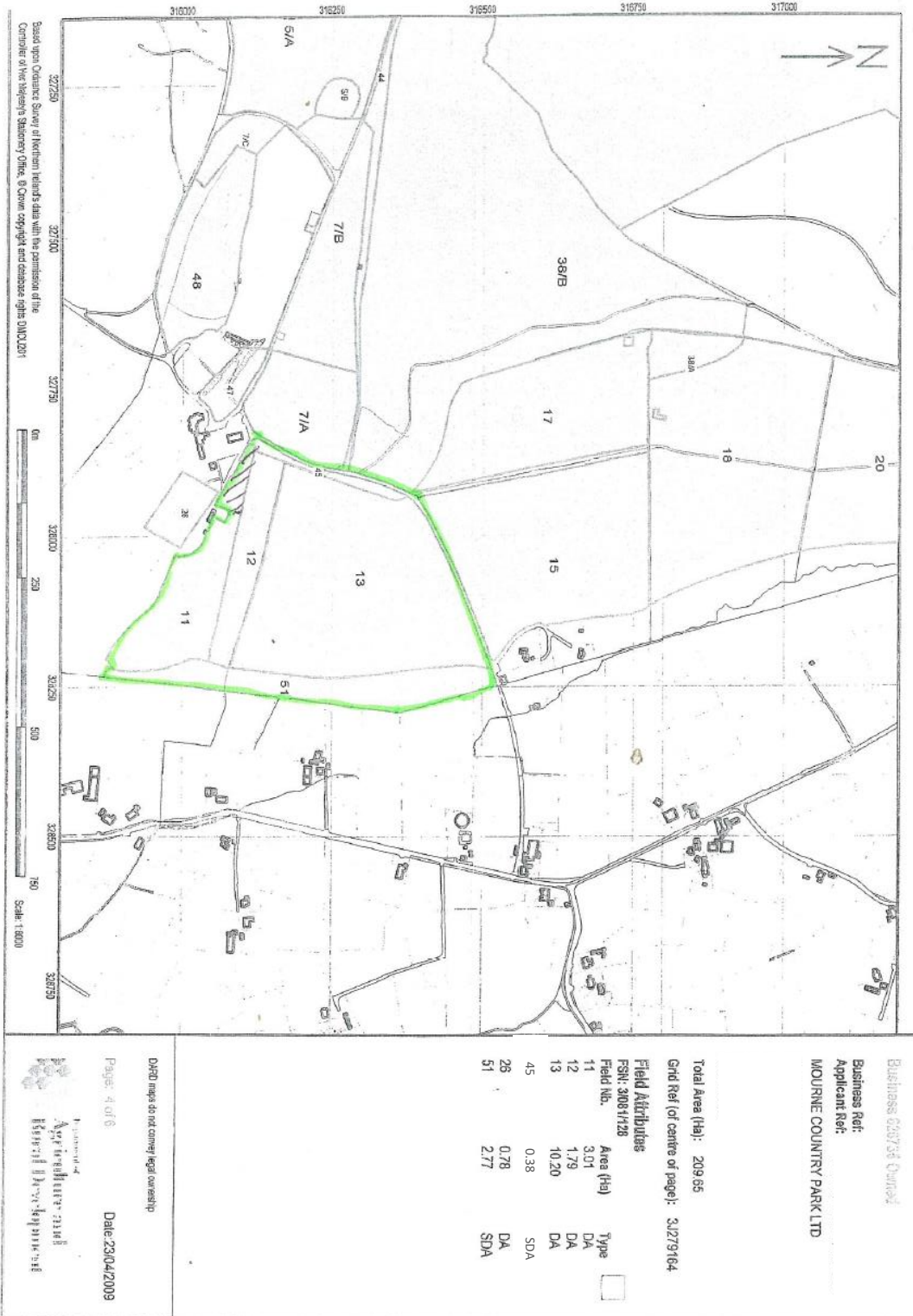
Entire

Offers around £1,475,000

❑ **CLOSING DATE FOR OFFERS**

Tuesday 8th April 2025

DARD MAP



Business Council
 Business Ref:
 Applicant Ref:
MOURNE COUNTRY PARK LTD

Total Area (Ha): 209.66
 Grid Ref (of centre of page): 31279164

Field Attributes

Field No.	Area (ha)	Type
11	3.01	DA
12	1.79	DA
13	10.20	DA
45	0.38	SDA
26	0.78	DA
51	2.77	SDA