




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

*Let's point you in the right.....* **DIRECTION**

- Approximately 14.6 acres of farmland with derelict cottage and outbuildings
- Derelict cottage offering replacement dwelling potential (subject to planning approval)
- Divided into 7 individual fields with livestock proof stone walls, fencing and hedgerows
- Convenient access via a shared tarmac laneway from the Bann Road
- Located on the outskirts of Castlewellan, close to local amenities
- **\*BUNGALOW IN PHOTOGRAPHS NOT PART OF SALE\***

**Offers Around £299,950**

Extending to approximately 14.6 acres, this attractive farm holding comprises a series of agricultural fields together with a yard, a range of traditional outbuildings and a derelict cottage which may offer replacement dwelling potential, subject to the necessary planning approvals and statutory consents. The land is situated on the Bann Road, on the outskirts of the popular market town of Castlewellan, and is accessed via a shared tarmac laneway directly from the main road.

The holding is currently divided into seven distinct fields, all clearly defined by a combination of stone walls, livestock-proof fencing and mature hedgerows, creating a well-laid-out and easily managed farm unit.

The lands to the west of the laneway are generally level and benefit from good access, with a large quantity considered to be of good agricultural quality and suitable for grazing. The remaining area gently slopes towards lower-lying marsh ground.

To the east of the laneway, the fields are of good shape and size, and accessible from both the farmyard and the laneway. Water is available to parts of the holding, and the land is understood to be held under freehold title.

#### **DISCLAIMER**

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

**propertydirections.com**

**Newcastle**

E&C Jennings  
12 Main Street  
BT33 0AD  
02843727222

**Castlewellan**

T&P Cowan  
31a Main Street  
BT31 9DQ  
0345 222 11 00

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