



# Land North West of 65A Drumahean Road

17.9 acres of Agricultural Land and Farm  
Yard, West of 65A Drumahean Road,  
Middletown, BT60 3QG

**Bradley**  
[www.bradleyni.com](http://www.bradleyni.com)





Area: 17.9 Acres

# Land North West of 65A Drumahean Road

## What's on Offer

This valuable holding comprises approximately 17.9 acres of quality agricultural land, enjoying excellent access from Drumahean Road. The property features a well-constructed steel frame shed with a concrete yard and covered handling facilities, making it particularly well-suited for livestock use.

## Location

These lands enjoy excellent road frontage onto Drumahean Road and are conveniently accessed from the main A3 Monaghan Road. The site is situated approximately 1.5 miles south of Middletown village. From Armagh, take the A3 towards Monaghan, continuing through Milford. Turn left onto Drumahean Road, located just past the junction with Tyross Road. Travel along Drumahean Road for approximately 0.7 miles. The subject lands are located on the left-hand side, just west of 65A Drumahean Road.

## Area

The lands extend to approximately 17.9 acres as shown on the attached maps.

## Vacant Possession

Vacant possession will be granted to the successful purchaser on completion.

# Land North West of 65A Drumahewan Road

## Single Farm Payment

There are no single farm payments transferrable with the sale of these lands.

## Terms of Sale

The Lands are being offered For Sale by Private Treaty. However, the vendor reserves the right to conclude the sale via auction or “Best and Final” bids at a date and time to be confirmed.

The criteria required from interested parties in placing an offer must include:

- Confirmation of name and address of proposed purchaser
- Confirmation of offer level
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Timescale to complete the purchase post acceptance of offer
- Confirmation of solicitor who will represent purchaser
- 10% deposit of agreed purchase price shall be payable upon agreement of sale
- Further information pack to be provided at this point

## Guide Price

Offers Over £269,950

## Closing Date

The closing date for offers will be 5<sup>th</sup> September 2025





**Land North West of 65A Drumahean Road**

**Bradley**  
[www.bradleyni.com](http://www.bradleyni.com)









# Land North West of 65A Drumahewan Road

## FURTHER INFORMATION

Inspection of the site is strictly by private appointment. For further information please contact:



Garrett O'Hare, Managing Director  
T: 028 300 50633  
E: garrett.ohare@bradleyni.com

Stephen Gray, Branch Manager  
T: 028 300 50633  
E: stephen.gray@bradleyni.com

Conor Murphy, Negotiator  
T: 028 300 50633  
E: conor.murphy@bradleyni.com

These particulars are issued by Bradley Estates NI Ltd on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Bradley Estates NI Ltd for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Bradley Estates NI Ltd, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract.