



## Excellent Plots of land for sale in Castlerock County Derry Northern Ireland



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 920,381.51

### Location

Country: United Kingdom  
 ZIP code: BT51 4TR  
 Posted: Feb 17, 2026

### Description:

Excellent Plots of land for sale in Castlerock County Derry Northern Ireland

Esales Property ID: es5554958

32 ballymadigan road  
 Castlerock  
 County Derry – Northern Ireland  
 Bt 51 4rr

Price £700,000

Prime Development Opportunity: 9 Acres of the Historic Downhill Estate

Nestled on the ruggedly beautiful North Coast of County Londonderry, this 9-acre parcel of land represents a rare fusion of historical prestige and commercial potential. Situated in the charming seaside village of Castlerock, the site offers an unparalleled opportunity for a visionary developer to create a high-end tourism destination in one of Northern Ireland’s most sought-after coastal corridors.

### A Legacy of Nobility

The land carries a rich historical pedigree, having once been an integral part of the magnificent Downhill



Castle Estate. This specific plot was previously owned by Sir Hervey Bruce, the prominent Irish Conservative politician and Member of Parliament whose family legacy is woven into the very fabric of the North Coast. To own this land is to own a piece of the Hervey-Bruce heritage, positioned right in the shadow of the estate's sprawling 18th-century demesne.

## Natural Beauty and Topography

The 9-acre site is far from a blank canvas; it is a mature landscape with character. A significant portion of the land features tranquil wooded areas with established pathways winding through the trees, offering an immediate sense of seclusion and 'forest bathing' potential. In one corner, a magnificent stand of Irish Douglas Fir trees provides a dramatic evergreen backdrop and natural shelter. This mix of open space and woodland makes the site ideal for a sensitive development that prioritizes the environment.

## Development Potential & Infrastructure

Given the surging demand for 'staycation' luxury and eco-tourism, the site is perfectly suited for a high-end caravan park or a luxury log cabin retreat. The infrastructure fundamentals are already in place to support such a venture:

- \* Access: The land is easily reached via an existing laneway, ensuring minimal initial groundwork for site entry.
- \* Utilities: Practicality meets opportunity here; electricity points are situated close by, and both water pipes and sewage lines run directly down the roadside, allowing for straightforward connection to essential services.

## An Unbeatable Location

The true value of this land lies in its proximity to the North Coast's 'Crown Jewels.' The site acts as a gateway to both nature and sport:

- \* The Beaches: You are positioned perfectly between two of the country's finest coastlines. A brisk 10-minute walk brings you to the golden sands of Castlerock Beach, while a 15-minute stroll leads you to the expansive Downhill Beach.
- \* Golf and Culture: Enthusiasts can walk to the world-class Castlerock Golf Club in 10 minutes. For history buffs, the ruins of Downhill Castle and the globally recognized Mussenden Temple are just 15 minutes away on foot.
- \* Hiking: For those seeking higher ground, the majestic Binevenagh Mountain—offering some of the best views in Ireland—is accessible within a 30-minute walk or a very short drive.

## Accessibility

Connectivity is seamless for domestic and international visitors. While the village is served by the scenic Belfast-to-Derry railway line, the City of Derry Airport (LDY) is the nearest aviation hub, located just 17 miles away. This ensures that whether guests are arriving from London or further afield, the journey to this coastal sanctuary is effortless.



This is more than just a plot of land; it is an invitation to build a legacy on the grounds of the Bruce family, serving the modern traveler's desire for luxury, history, and the Great Outdoors.

## About the Area

Castlerock is a picturesque seaside village nestled on the North Coast of Northern Ireland in County Londonderry. Known for its tranquil atmosphere and stunning natural beauty, the village serves as a 'hidden gem' alternative to the busier nearby resorts of Portrush and Portstewart. Its landscape is defined by the meeting of the River Bann and the Atlantic Ocean, framed by some of the oldest sand dunes in Ireland and an award-winning Blue Flag beach that stretches for nearly a mile.

The village is steeped in 18th-century history, largely shaped by Frederick Hervey, the flamboyant 4th Earl of Bristol and Bishop of Derry. His legacy is most visible at the nearby Downhill Demesne, a National Trust site featuring the dramatic ruins of Downhill House. Perched precariously on a 120-foot basalt cliff nearby is the iconic Mussenden Temple; originally built as a private library, it is now one of the most photographed landmarks in Ireland and famously appeared as a filming location for Game of Thrones.

Beyond its historical allure, Castlerock is a premier destination for outdoor enthusiasts. The Castlerock Golf Club offers a world-class championship links course that winds through the rugged dunes, providing a stern challenge alongside panoramic sea views. For walkers, the recently launched 'Signature Walks' offer trails that connect the village to the black glen and clifftops, while the beach remains a popular hub for surfing, bodyboarding, and exploring tide pools.

Getting to the village is straightforward thanks to its charming Victorian-style railway station, which sits on the scenic Belfast-to-Derry line. For those traveling by air, the City of Derry Airport (LDY) is the nearest airport, located approximately 17 miles to the southwest. While smaller than the Belfast airports, it offers convenient regional connections and is a short drive or bus journey away from the village.

## Main Features

- \* 100000 m2 of land for development ( 10 Hectares )
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Common

Finished sq. ft.:	36422 sq m
Lot Size:	36422 sq m

## Lease terms

Date Available:



## **Additional information**

Website URL:

[http://www.arkadia.com/UAJM-T3265/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3265/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

18703-es5554958

