



G/24/074

**FOR SALE
CARRICKBROAD ROAD
KILLEAVEY
NEWRY**

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION ON APPROX. 3.1
ACRES.**



**Seldom do sites with additional land become available in the picturesque
location providing an excellent development opportunity.**

Guide Price:- Offers around £150,000

Closing Date For Offers:- Thursday 3rd September 2026

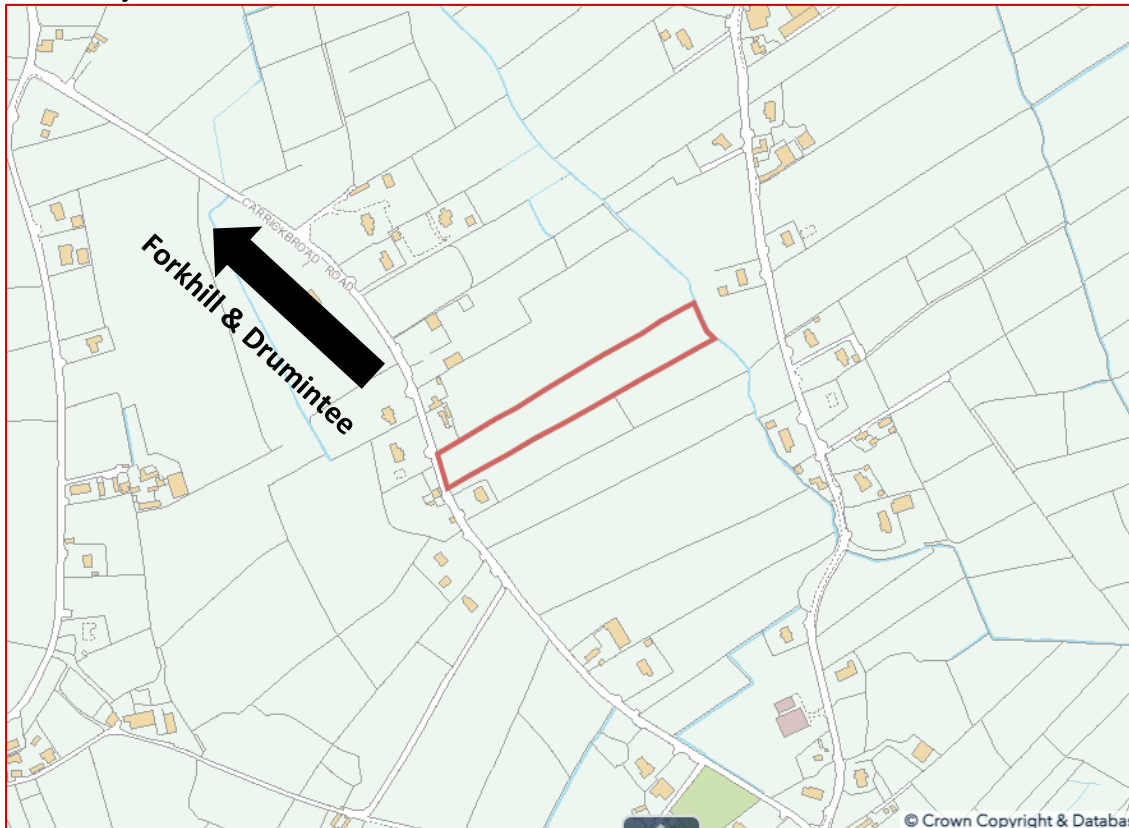
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BT34 1BT
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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst 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.

❑ LOCATION

From Forkhill head South on the Longfield road before turning left onto the Newry Road, continue along the Newry Road for approximately 1.2 mile before turning right onto Finegans road, travel along for approximately 0.2 mile before turning right onto the Ballynamadda road, proceed for 0.4 miles before turning left onto the Carrickbroad road and the lands in sale are located approx. 0.4 miles down the road on your left.



❑ PLANNING

Outline planning consent was granted for a dwelling with detached garage in May 2024 (Planning Reference LA07/2023/2896/O)

Intending purchasers are advised to have their own architect provide independent planning advice.

❑ VISIBILITY SPLAYS

The splays are shown on the Digital Topographical Survey map below. Additional Visibility splay report can be provided upon request.

❑ AREA

The overall area extends to approximately 3.1 acres.

❑ 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

Michael Grant, Campbell & Grant, 17 Sugar Island, Newry BT35 6HT
michael@campbellandgrant.com

❑ VIEWING

By inspection on site at any time.

❑ GUIDE PRICE

Offers Around £150,000

❑ CLOSING DATE FOR OFFERS

Thursday 3rd September 2026

Contact

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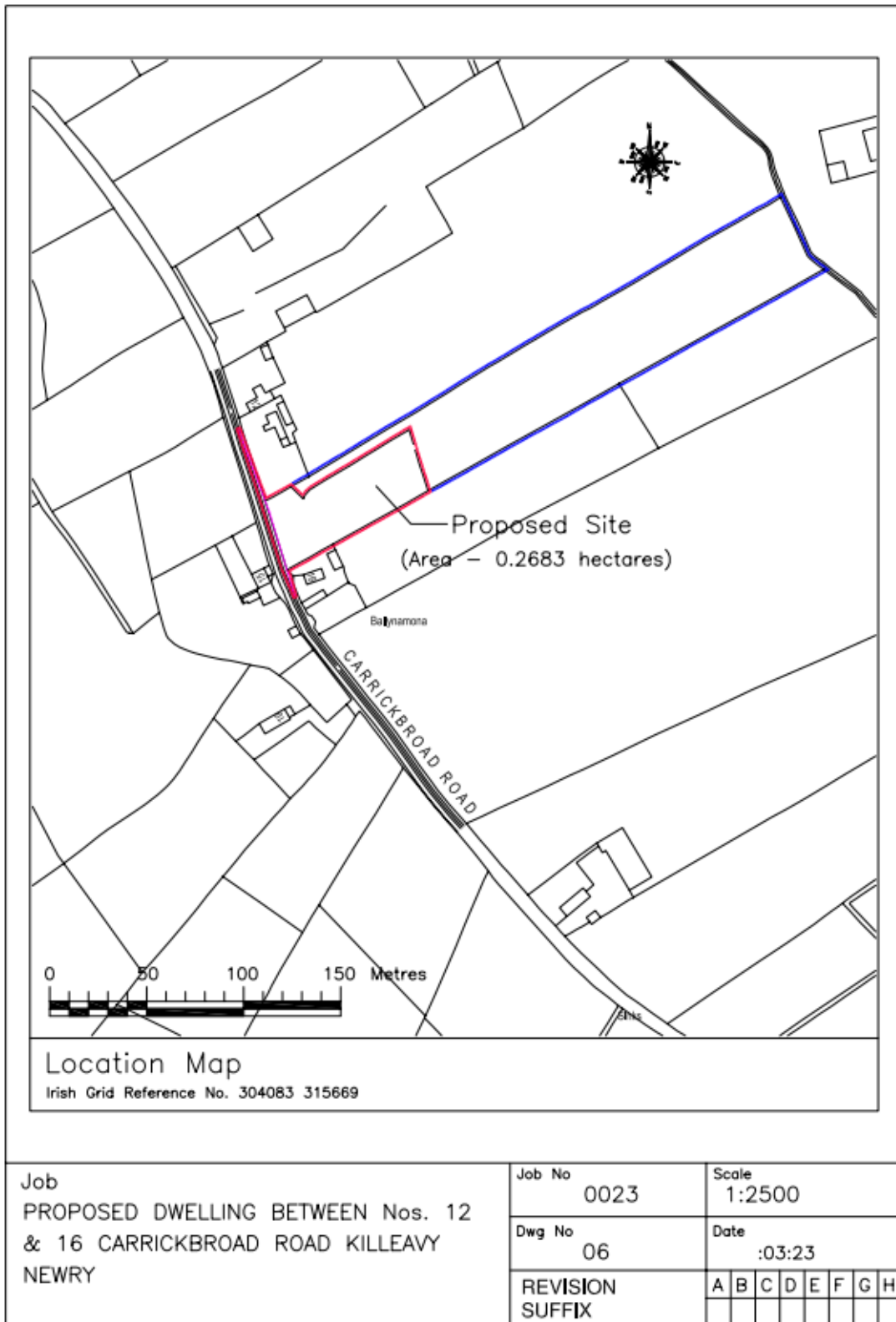
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SITE MAP

Scale: 1:2500 A4



DIGITAL TOPOGRAPHICAL SURVEY MAP

