G/26/059

FOR SALE
LISNACROPPAN ROAD
RATHFRILAND
CO. DOWN

1 ACRE SITE WITH FULL PLANNING PERMISSION WITH SCENIC VIEWS APPROX 8 MINUTES FROM RATHFRILAND FOR SALE



Ideally located close to Rathfriland, offering a stunning residence on a spacious site.

Guide Price: Offers in excess of £100,000 invited

Closing Date For Tenders: Thursday 14th January 2027

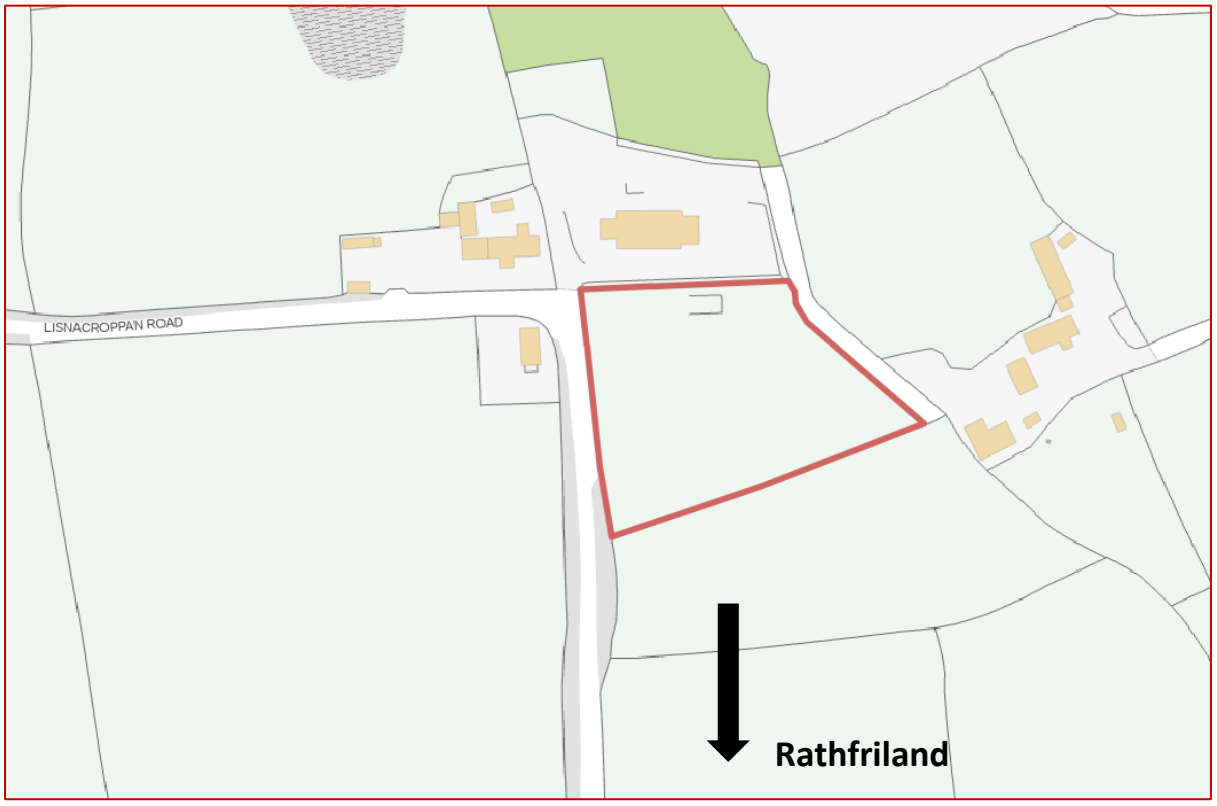
(028) 302 66811
www.bestpropertyservices.com

BESTPROPERTYSERVICES (NI) LTD
108 Hill Street, Newry, Co Down,
BT34 1BT
e-mail – info@bestpropertyservices.com

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 Rathfriland take the Banbridge Road for approximately 2.1 miles and turn left onto the Lisnacroppan Road, continue on for approximately 1.4 miles and the site will be located on your right hand side.



❑ VACANT POSSESSION

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

❑ PLANNING

Outline planning permission was granted in October 2001. Planning Reference: Q/2001/0676/O
Reserved matters were granted for the erection of a bungalow dwelling and garage, granted in April 2007 under Planning Reference: Q/2004/1347/RM.
Works were commenced to the garage foundation to retain the planning permission and building control have passed the plans in March 2009 Planning Reference BR/2009/0085.

Intending buyers should consult their planning advisor or architect should they have any concerns.

❑ VENDOR'S SOLICITOR

Dominic McInerney Solicitors, 123a Main Street Newcastle BT33 0AE
law@dominicmcinerney.co.uk

❑ LAND REGISTRY

The lands in sale are comprised within folio DN96350 Co. Down.

❑ TENDER PROCESS

Intending purchasers should complete the attached tender form in our brochure below. The vendor is not bound to accept the highest tender amount received.

❑ VIEWING

Lands- By inspection at any time.



❑ GUIDE PRICE

Offers in excess of £100,000 invited

❑ CLOSING DATE FOR TENDERS

Thursday 14th January 2027

Contact

Garry Best
garry@bestpropertyservices.com
02830254964

James Rice
james@bestpropertyservices.com
02830254973

108 Hill Street, Newry, Co. Down, BT34 1BT
Tel: 028 30266811

www.bestpropertyservices.com

BEST
LAND

LAND REGISTRY MAP

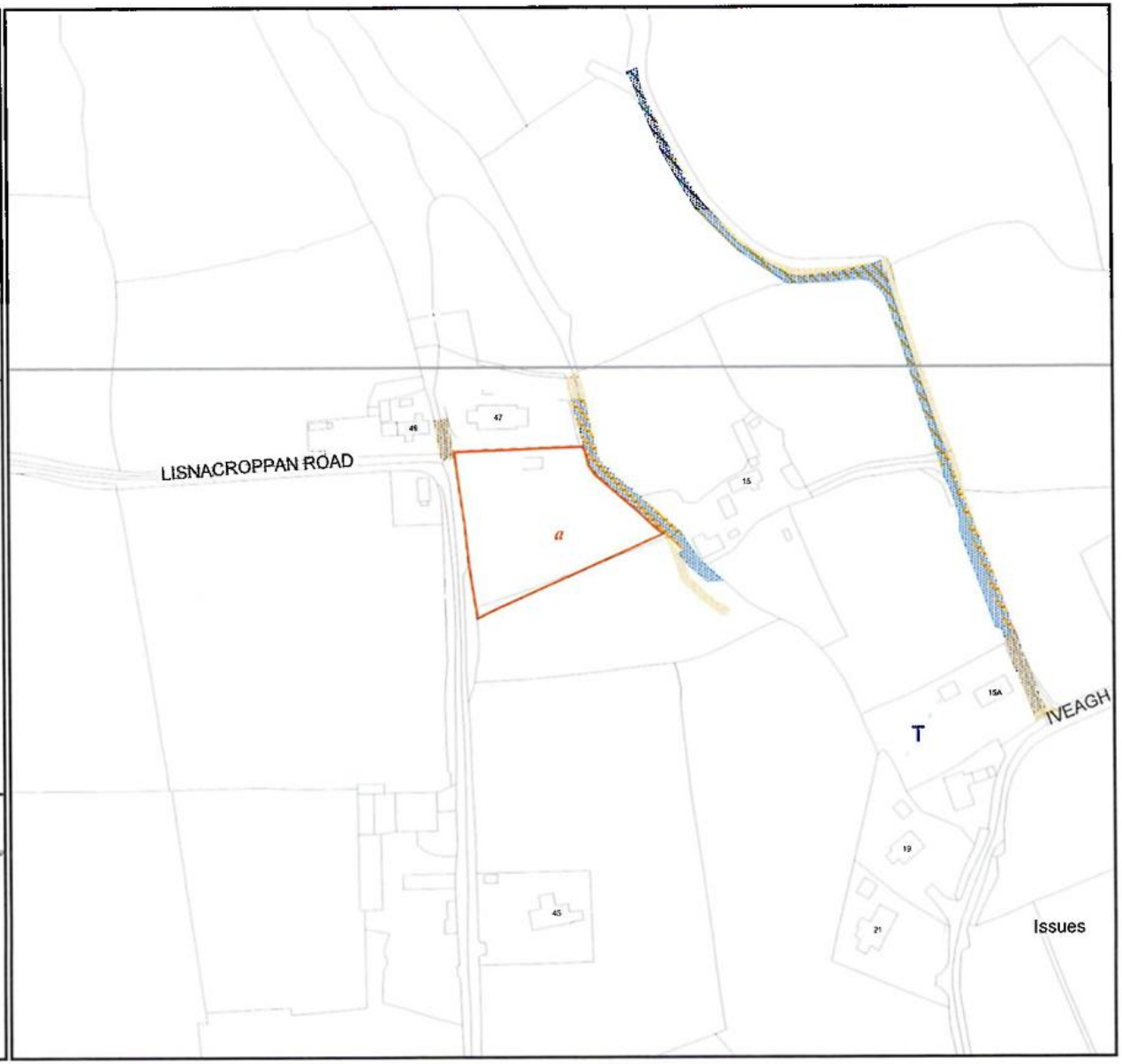
Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 23 Oct 2026
County: Down
Folio: DN96350
Scale: 1:2500
Our Ref: 2026/1226793
Your Ref:
Map Ref(s): 23811NW,23811SW

Sheet 1 of 1

Key to folio labels:

a - DN96350



This map is for location purposes only (Rule 141(1) of the Land Registration Rule (Northern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amendment Rules 2006)). Folio boundaries are not guaranteed. (Section 64 of the Land Registration Act(Northern Ireland) 1970). The co-existence of Land Registry markings and OSNI features may have been affected by revisions of the OSNI map subsequent to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS Irish Grid Plan available for the area.
N.B. Folio boundaries are not conclusive (unless so described on the folio). See S64 of the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries the original instrument or Document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

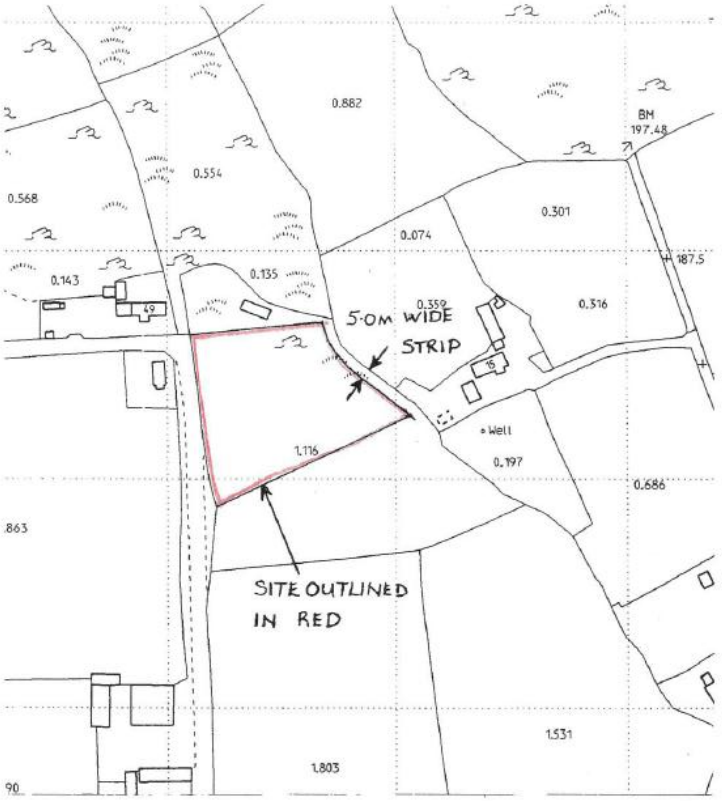
Crown Copyright Reserved
This map may only be produced with the permission of the Land Registry and Ordnance Survey of Northern Ireland. Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright and database rights EMOU207.1.

N
W E
S

❑ SITE MAP

Drawing Number 02

THE PLANNING SERVICE RECEIVED 19 OCT 2004 FILE NO. Q/04/1347 CRAIGAVON

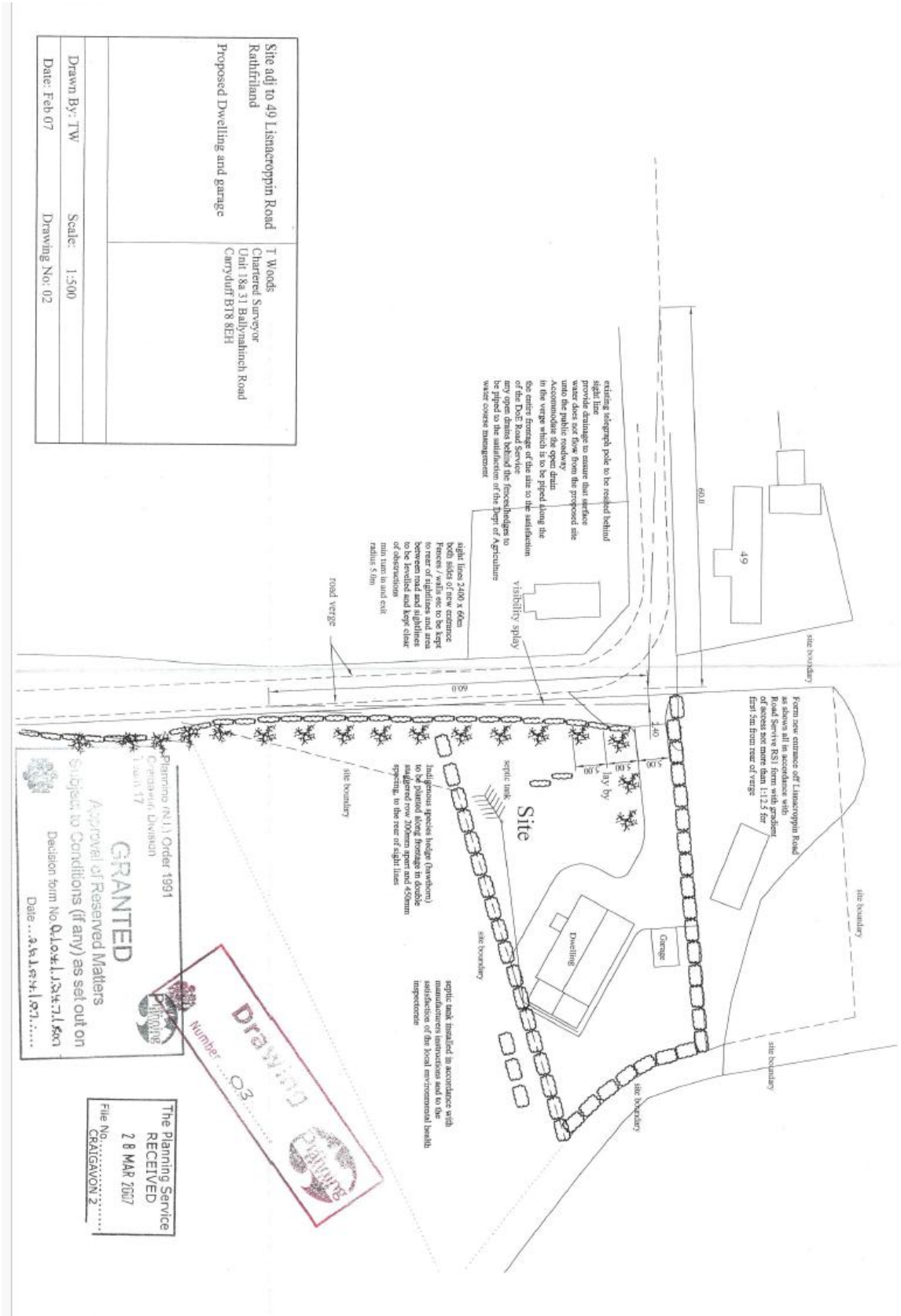


PROPOSED SITE ADJ. TO
49 LISNACROPPIN ROAD BATHFRILAND

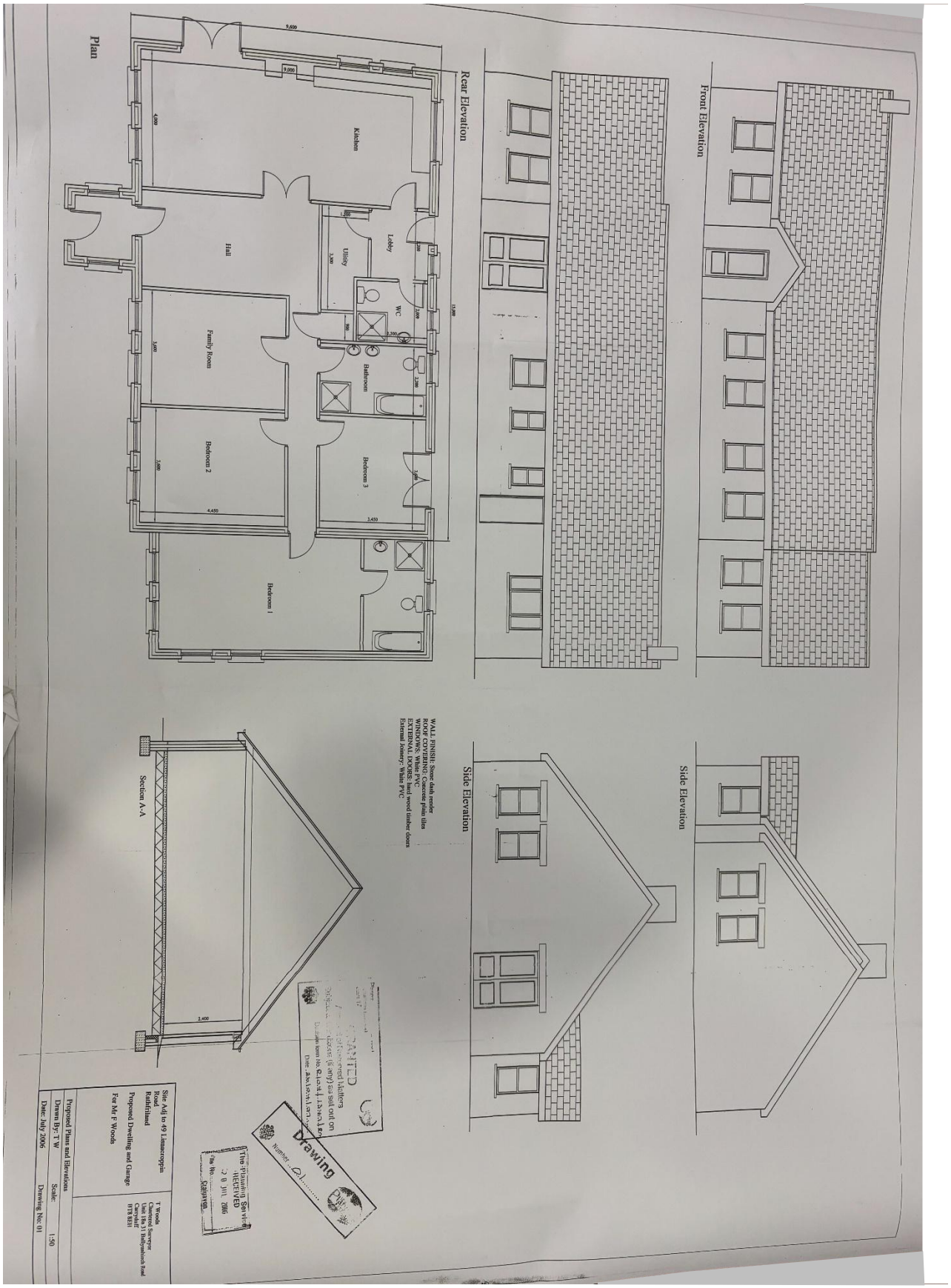
For
Scale 1:2500
Date: Oct 2004

Planning (N.I.) Order 1991
Craigavon Division
Team 17
GRANTED
Approval of Reserved Matters
Subject to Conditions (if any) as set out on
Decision form No. Q/04/1347/RM
Date 26/04/07

❑ SITE PLAN


Site adj to 49 Lisnacroppin Road
Rathfriland
Proposed Dwelling and garage
T. Woods
Chartered Surveyor
Unit 18a 31 Ballynahinch Road
Carryduff BT8 8EH
Drawn By: TW
Scale: 1:500
Date: Feb 07
Drawing No: 02
site boundary
49
60.0
existing telegraph pole to be realigned behind sight line
provide drainage to ensure that surface water does not flow from the proposed site onto the public roadway
Accommodate the open drain in the verge which is to be piped along the the entire frontage of the site to the satisfaction of the DoE Road Service
any open drains behind the fence/hedges to be piped to the satisfaction of the Dept of Agriculture
water course management
sight lines 2.40 x 60m both sides of new entrance
Fences / walls etc to be kept to rear of sightlines and area between road and sightlines to be levelled and kept clear of obstructions
min turn in and exit radius 6.0m
road verge
visibility splay
2.40
5.00
lay by
Form new entrance off Lisnacroppin Road as shown all in accordance with Road Service RS1 form with gradient of access not more than 1:12.5 for first 5m from rear of verge
site boundary
septic tank
Site
Dwelling
Garage
Indigenous species hedge (hawthorn) to be planted along frontage in double staggered row 200mm apart and 450mm spacing, to the rear of sight lines
septic tank installed in accordance with manufacturers instructions and to the satisfaction of the local environmental health inspectorate
Planning (N.I.) Order 1991
Grampian Division
Unit 17
GRANTED
Approval of Reserved Matters
Subject to Conditions (if any) as set out on
Decision form No
Date
Drawing
Number 03
The Planning Service
RECEIVED
2 8 MAR 2007
File No. CRAIGAVON 2

❑ DRAWINGS & ELEVATIONS



❑ BUILDING CONTROL

BANBRIDG
DISTRICT COUN L

CIVIC BUILDING DOWNSHIRE ROAD BANBRIDGE CO. DOWN BT32 3JY
T: 028 4066 0600 F: 028 4066 0601 E: info@banbridge.gov.uk W: www.banbridge.gov.uk

LIAM HANNAWAY - CHIEF EXECUTIVE

OUR REF: BR/2009/0085

11 March 2009

Dear Sir

DWELLING AND GARAGE ADJACENT TO 49 LISNACROPPAN ROAD RATHFRILAND

I can confirm that this the above works commenced on site on 2 March 2009.

If you have any queries please contact Melissa Houston on 4066 0603.

Yours faithfully

WILLIAM FRAZER
HEAD OF BUILDING AND TECHNICAL SERVICES

APPLICATION FOR PRIVATE TENDER
SUBJECT TO CONTRACT

(A) PROPERTY

Address: _____

Offer: £

Confirmation in Words: _____

Confirm if Offer is for Entire Property Yes ☐ No ☐

If Offer is for Part – Which Lot?

(B) CONFIRMATION OF FINANCE

Acting on behalf of the Vendor, we request that proof of available finance MUST accompany this tender application. This can be in the form of:-

Copy recent Bank Statement confirming funds available (or sight of same)

Or

Confirmation Letter from Bank Manager, Solicitor, Accountant, indicating that they are aware that you have sufficient monies to acquire this property

Or

Recent Letter of Offer of Finance from a Lending Institution, confirming amount of finance approved, TOGETHER with proof of remainder funds required to complete purchase (if successful).

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(C) CONDITIONS

1. Incomplete Tender Applications without acceptable proof of finance accompanying same will not be considered without further reference to you.

2. The Vendor is not bound to take the highest offer received, nor can this tender document be construed as part of any contract (contract denied). The Vendor may also withdraw the property from sale at any time before a binding "legal contract" has been signed by the vendor and the prospective purchaser.

3. All parties who submit a completed Tender will receive notification from the Agents within 10 working days of the closing Tender Date.

4. Tenders should either be posted by recorded delivery or hand delivered to 108 Hill Street, Newry before the stated deadline (and receipt obtained from Best Property Services).

5. In the event that a completed Tender is successful, the intending purchaser will be expected to provide to the agents within 48 hours of receiving confirmation of acceptable Tender the following:-

   (a) 10% Deposit Payment (Paid Subject to Contract)

   (b) Confirmation of Solicitor acting in purchase

   (c) Photographic ID i.e. Driving Licence or Passport (For Money Laundering Compliance)

6. Completing of Condition 5 does not mean that a binding legal contract has been entered into.

7. Any dispute in relation to this Private Tender will be determined at the sole discretion of Best Property Services (NI) Ltd.

(D) APPLICANTS DETAILS

Name: _____

Address: _____

E-Mail Address: _____

Contact No.s _____