



G/25/022

**FOR SALE
80 SCHOOL ROAD
BALLYRONEY**

**VALUABLE LANDS EXTENDING TO APPROXIMATELY 12.52 ACRES ALONG
WITH A BUILDING SITE WITH FULL PLANNING CONSENT AVAILABLE IN ONE
OR MORE LOTS**



Rare opportunity to acquire farmland in one block with the benefit of a building site in a quiet rural area.

Guide Price:- Offers around £215,000

Closing Date For Offers:- Tuesday 6th May 2025

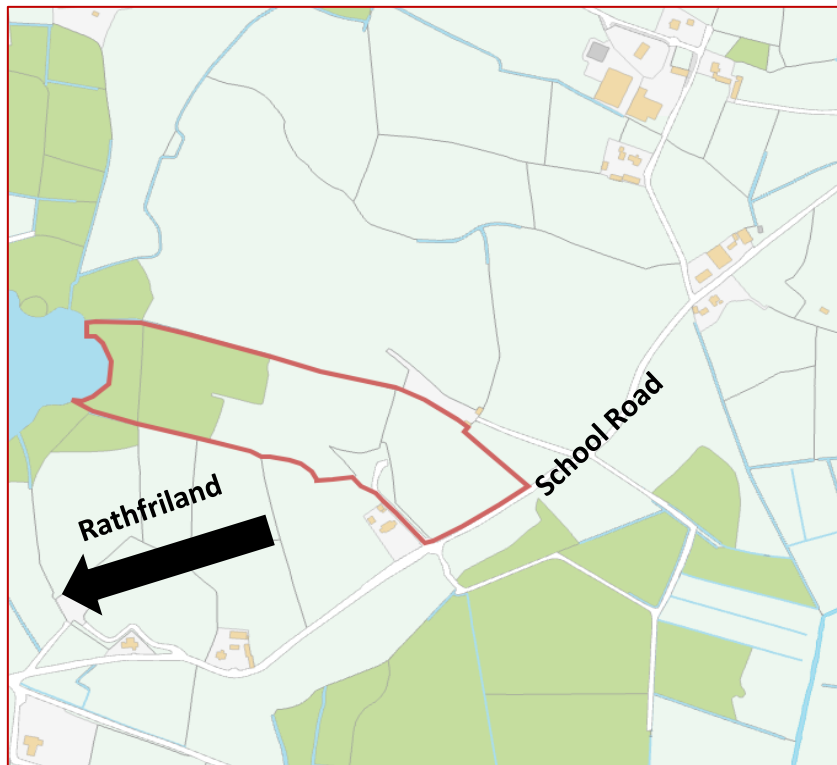
(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD
108 Hill Street, Newry, Co. Down BT34 1BT
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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 head Southeast on Castlewellan Road for approximately 1.2 miles before turning left onto the Moneygore Road, proceed for 1.2 miles before turning right onto Bannfield Road, continue 0.2 miles and take a left onto School Road, continue for 1,5 miles and the lands in sale will be located on your left hand side.



❑ PLANNING

Full planning consent for a dwelling with detached garage was granted in March 2008 (Planning Reference Q/2008/0029/RM)

Work has commenced in order to retain the planning permission under Building Control Reference : BR/2008/0335

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

❑ AREA

The overall area for the site extends to approximately 0.8 acres.

The overall area for the agricultural lands extends to approximately 12.52 acres as shown on the attached Dard map.

□ BOUNDARIES

If the building site is sold separately, the site boundaries will be as per site map B and the new site owner will be responsible for establishing a new stock proof fence along these boundaries. The visibility splays for the site shall be maintained as per site map B and the new land buyer will be expected to install an agricultural gate at a point beyond the approximate 45m visibility splay on the School Road.

□ SINGLE FARM PAYMENTS

The SFP payment entitlements are not included within the sale.

□ VACANT POSSESSION

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

□ 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

David Bell, Gordon Bell & Son 9-11 Newry Street Rathfriland BT34 5PY
david@gordonbellandson.co.uk

□ VIEWING

By inspection on site at any time.



❑ GUIDE PRICE

Lot 1- Site extending to approximately 0.8 acres
Offers Around £75,000

Lot 2- Agricultural lands extending to approximately 12.52 acres
Offers Around £140,000

Entire- Offers Around £215,000

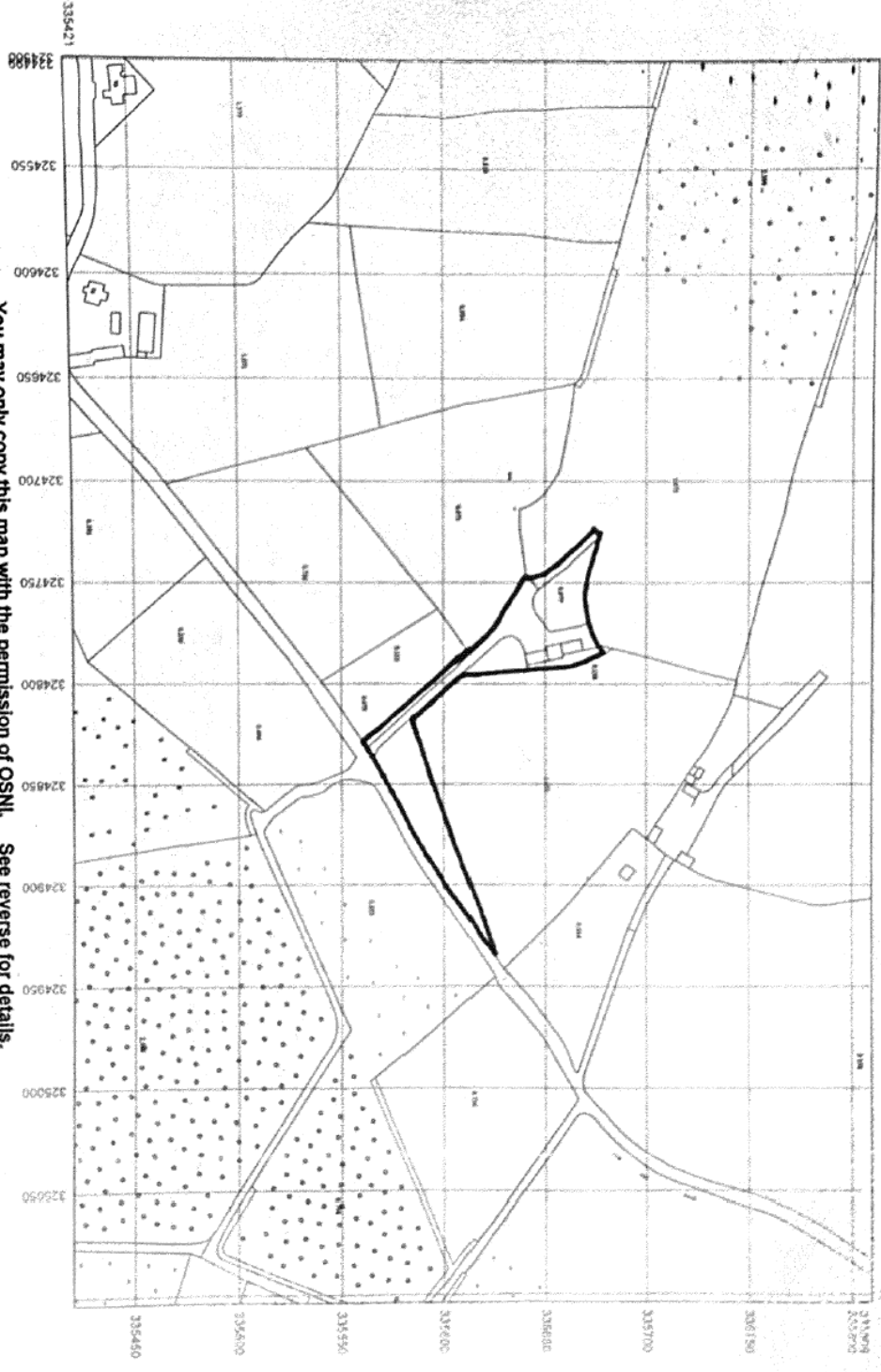
❑ CLOSING DATE FOR OFFERS

Tuesday 6th May 2025

□ SITE MAP

ACEmap™ Online Scale 1:2500 Plan No. 239145W
Printed: 02/01/2008 Customer Ref.
This map relates to the following address or grid reference
lands at SCHOOL ROAD, BALLYRONEY, BANBRIDGE, BT32 5JF

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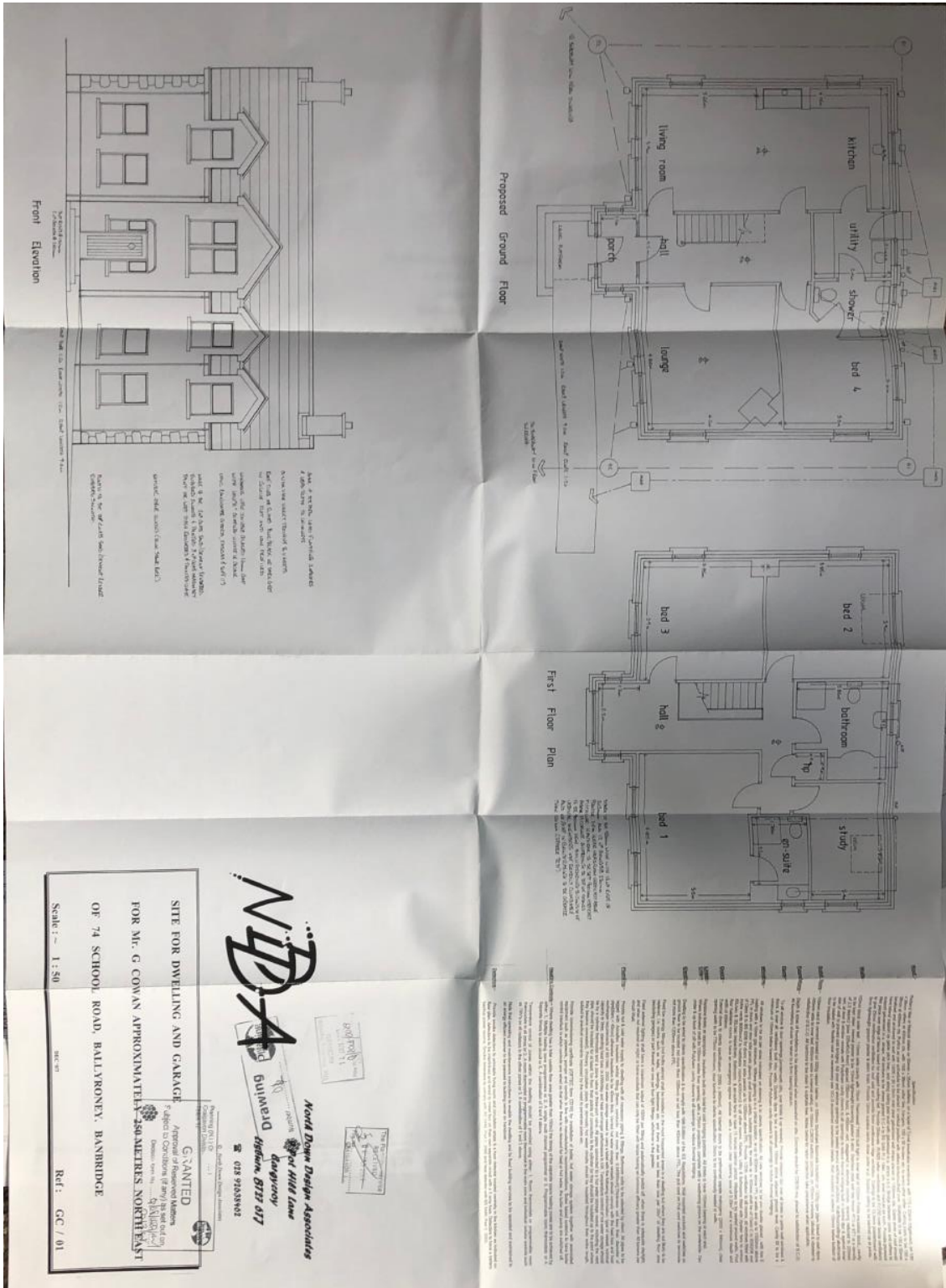


Licence / Permit No. 1828

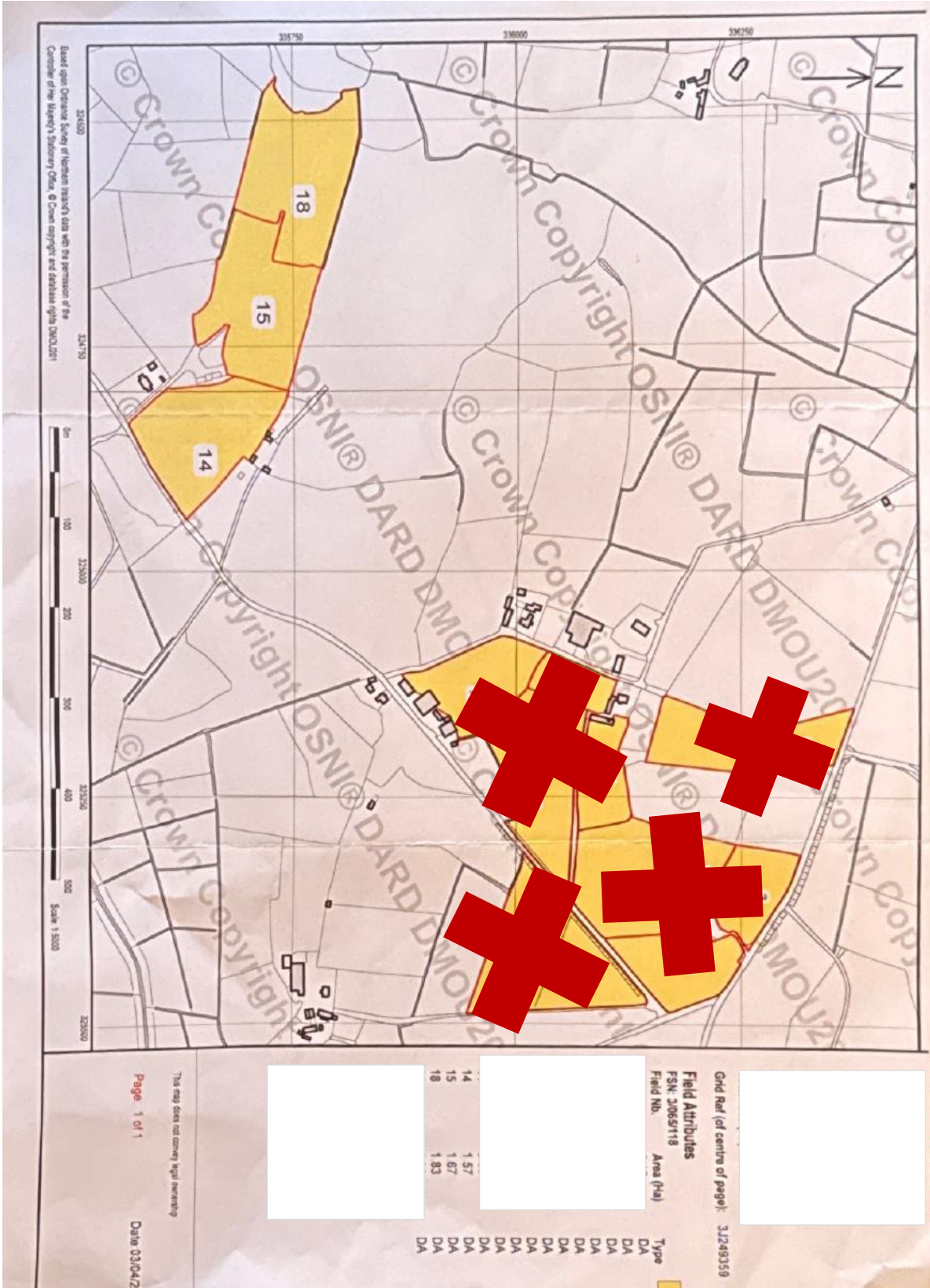
You may only copy this map with the permission of OSNI. See reverse for details.
Plot ID. 177405

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DRAWINGS & ELEVATIONS



DARD MAP



□ BUILDING REGULATIONS APPROVAL



BANBRIDGE
DISTRICT COUNCIL

CIVIC BUILDING
DOWNSHIRE ROAD
BANBRIDGE
CO. DOWN
NORTHERN IRELAND
BT32 3JY
TEL. 028 4066 0603
FAX 028 4066 0601

NOTICE OF PASSING OF BUILDING REGULATION PLANS

The Building Regulations (Northern Ireland) Order (as applicable)
The Building Regulations (Northern Ireland) (as applicable)

Plan Ref. BR/2008/0335
Location: 80 School Road
Ballyroney
Description of Works: Dwelling and garage
Date of deposit of plans: 20-06-2008

The District Council hereby give you notice pursuant to Article 13 of the Building Regulations (Northern Ireland) Order 1979 (as amended) that the said plans have been approved.

You are reminded of the necessity to comply with the requirements of Regulation A11 by completing and furnishing to the District Council at the appropriate time the enclosed notices relating to commencement and completion of certain stages of the work.

The District Council further gives you notice pursuant to Article 19 of the aforementioned Order that if the proposed development referred to above is not commenced within three years of the date of deposit of plans, then the District Council may by notice declare that the deposit of the plans shall be of no effect.

Dated: 20-11-2008

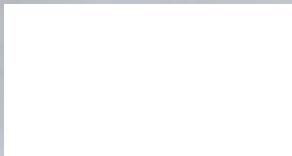
WILLIAM FRAZER
HEAD OF BUILDING AND TECHNICAL SERVICES



**Armagh City
Banbridge
& Craigavon**
Borough Council

Our Ref: BR/2008/0335

15 October 2020



Dear Sir

Dwelling and garage at 80 School Road Ballyronee BT32 5JF

I can confirm that Building Control carried out an inspection of foundation excavation at the above property on the **15 February 2010**. This inspection renders the application commenced as defined in the Building Regulations (Northern Ireland) 2012 (as amended).

Please find enclosed receipt of £30.00.

If you have any queries relating to any of the above please do not hesitate in contacting the **Banbridge Office** on Tel:**02840660603**.

Yours faithfully

Kevin Fitzsimons
BUILDING CONTROL

Enc.

Armagh Office
The Palace Demesne

Banbridge Office
Civic Building
Downshire Road

Craigavon Office
Craigavon Civic &
Conference Centre
Craighill Road

Roger Wilson
Chief Executive

www.craigavon.gov.uk