



G/25/053

FOR SALE
DRUMNEATH ROAD
BANBRIDGE
CO DOWN

BUILDING SITE ON APPROXIMATELY 0.4 ACRES



An exciting opportunity to acquire a building site only 0.5 miles from the A1.

Guide Price: 90,000

Closing Date for Offers: Tuesday 12th August 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

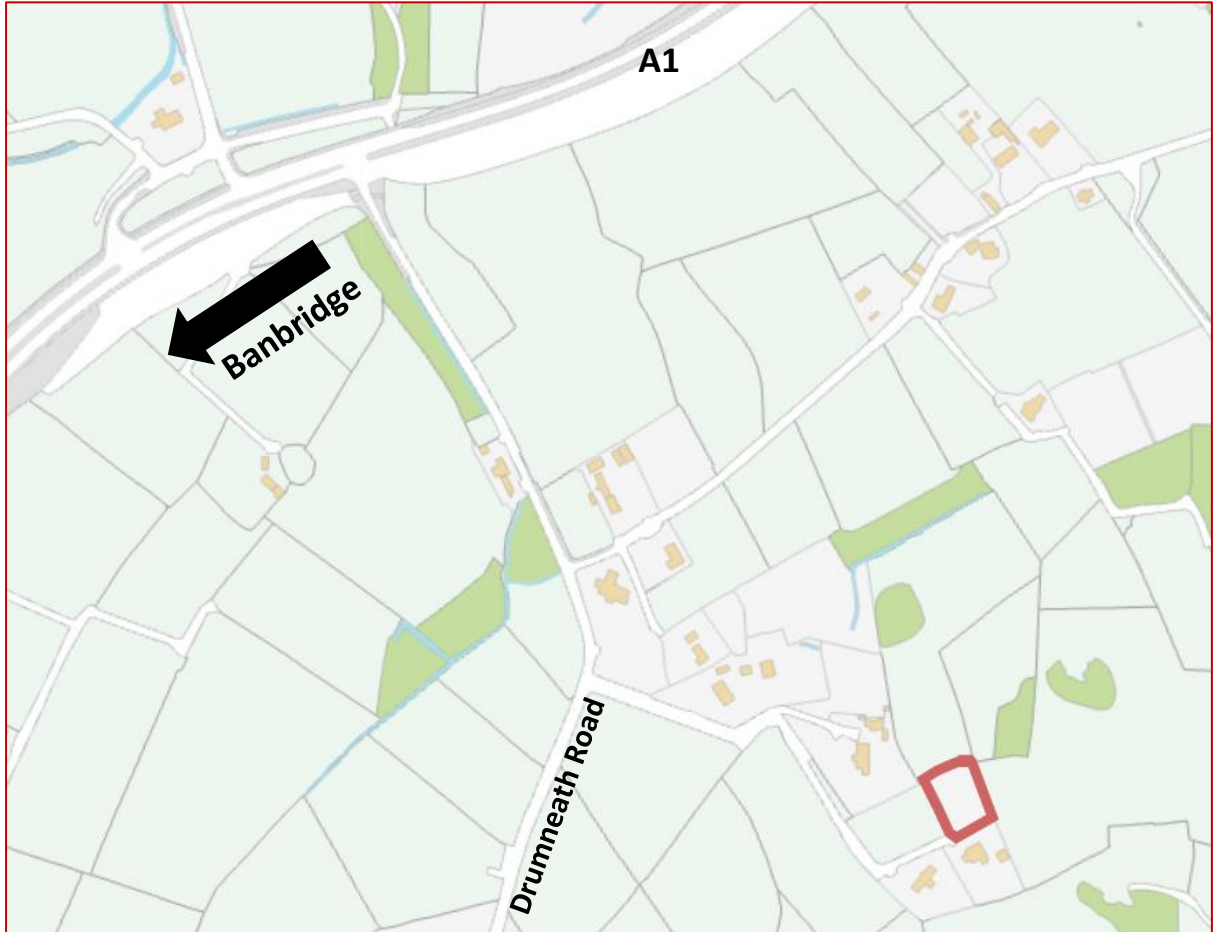
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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 Banbridge merge onto the A1 North bound, continue on the A1 for 3.1 miles before turning right onto the Drumneath Road, proceed for approx. 0.3 miles and turn left onto a concrete lane, continue along for 0.2 miles and the site is located on your left-hand side.



❑ PLANNING

Reserved matters were granted for the erection of a dwelling and detached garage, granted in April 2004 under Planning Reference Q/2004/0053/RM. Works were commenced to retain the planning permission and the proposed foundations have been completed and building control carried out their inspection in March 2006 to approve these foundations. Substitute plans were updated and granted in August 2022 under Planning Reference LA08/2022/0770/F.

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

❑ AREA

The site area would appear to extend to approximately 0.4 Acres.

❑ VIEWING

By inspection at any time.

❑ 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

Patrick Corrigan, Corrigan & McGrade, 40 John Street Omagh BT78 1DN
office@corriganmcgrade.com

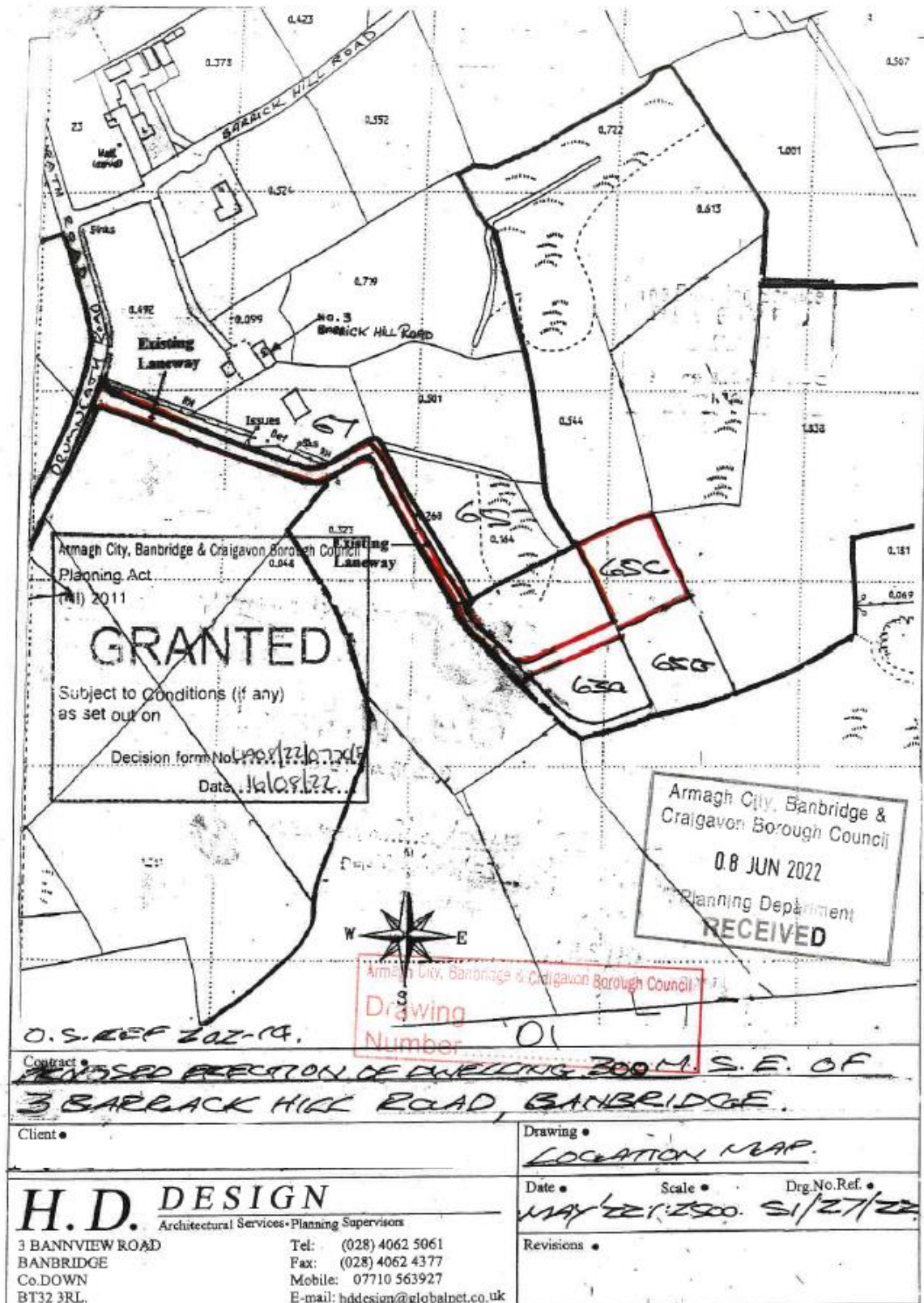
❑ GUIDE PRICE

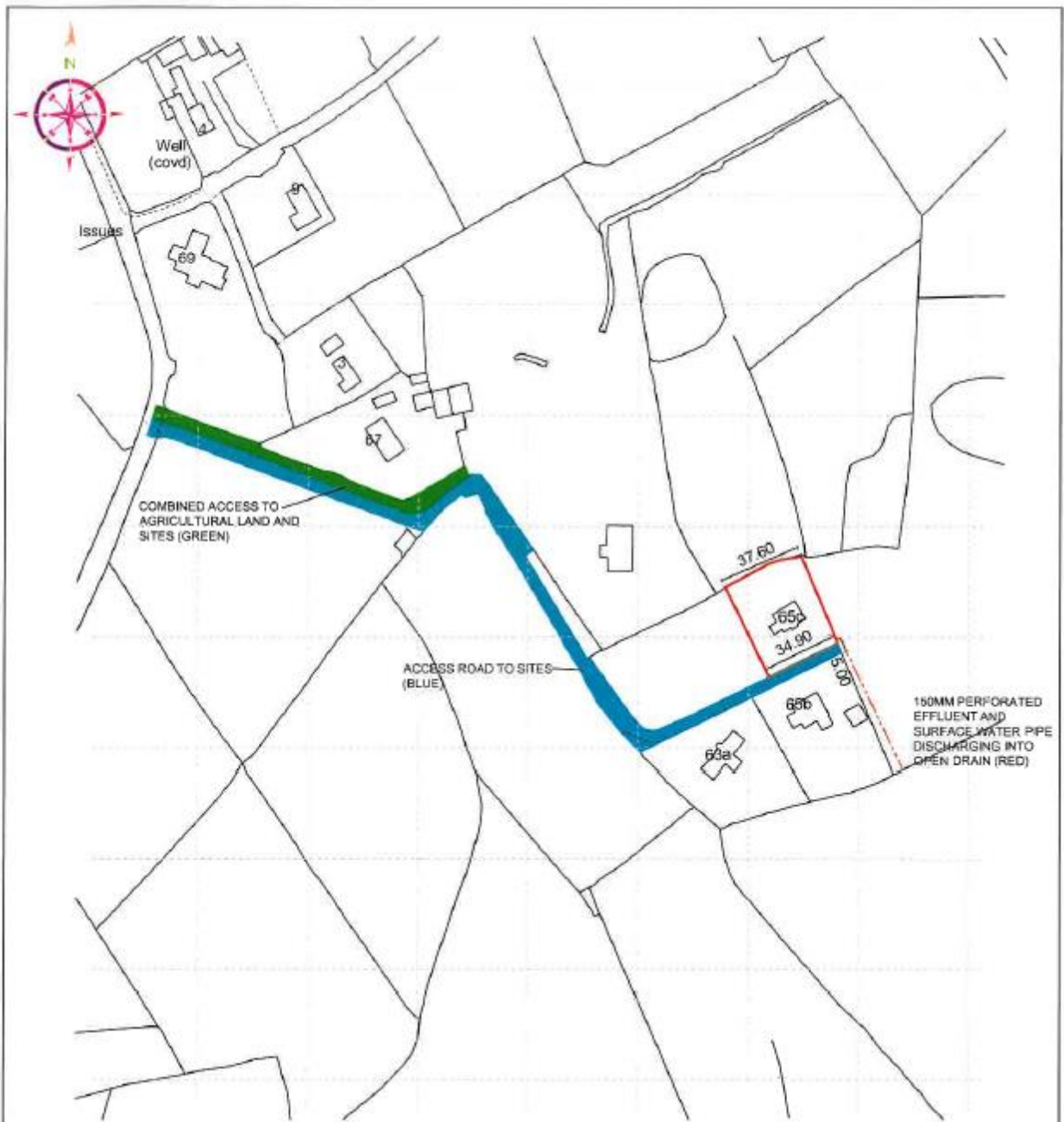
Offers Around £90,000

❑ CLOSING DATE FOR OFFERS

Tuesday 12th August 2025

□ SITE MAP





AREA OF LAND EDGED IN RED = 0.164 HECTARES OR THEREABOUTS
O.S REF: 202-14SE.

Contract

MAP REFERRED TO

Client
Ms ALISON CHURCH.

Drawing
LAND TRANSFER MAP.

H D DESIGN

Architectural Services CDM Co-ordinators

3 Bannview Road

Banbridge

Co.Down

BT32 3RL

T.(028) 4062 5061

M.07710 563927

M.07855 993911

E.hddesign@btconnect.com

Date

OCT'22.

Scale

1:2500

Drg.No.Ref.

M/47/22.

FRONT ELEVATION

Materials:

Roof: Concrete tile (Colour: Black)

Walls: Selected Render (Colour: White)

Windows/Doors: uPVC (Colour: Dark Grey). Front & Rear doors in selected colour.

Rainwater Goods: uPVC (Colour: Black).

SIDE ELEVATION 1

REAR ELEVATION

SIDE ELEVATION 2

GRANTED

Subject to Conditions (if any)
as set out on

Deduction form No. 889/22/CJ 29/F
Date: 15/05/22

Contract:
**PROPOSED NEW DWELLING 300M S.E OF 3 BARRACK HILL ROAD, BANBRIDGE,
65C DRUMHEATH ROAD, BANBRIDGE.**

Client

Drawing

GROUND AND FIRST FLOOR PLANS.

H D DESIGN

Architectural Services CDM Co-ordinators

3 Barnview Road

Banbridge

Co.Down

BT32 3PL

T: (028) 4002 5061

F: (028) 4002 5061

M: 07710 563827

E: hdesign@connect.com

Date: **APRIL 22** Scale: **1:100** Dwg No Ref: **SK2/27/22**

MAY 22 AMENDMENTS AS REQUESTED BY CLIENT
7 & 27 WINDOWS ADDED TO RN SUITES.

Planning Department
03
Drawing Number.....
Antrim City, Banbridge & Craigavon Borough Council

Antrim City, Banbridge &
Craigavon Borough Council
07 JUN 2022
Planning Department
RECEIVED

Materials:

Roof: Concrete tile (Colour: Black).

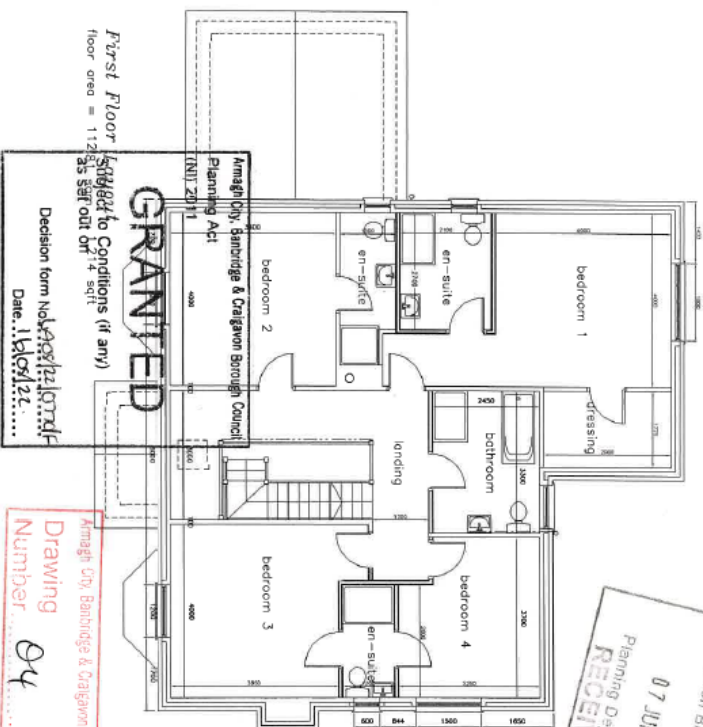
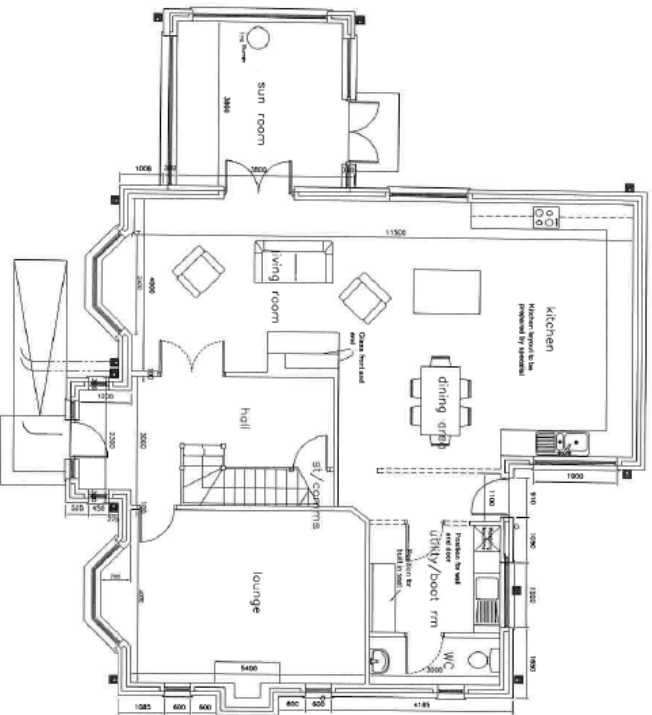
Walls: Selected Render (Colour: White).

Windows/Doors: uPVC (Colour: Dark Grey). Front & Rear doors in selected colour.

Rainwater Goods: uPVC (Colour: Black).

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Armagh City, Banbridge & Craigavon Borough Council
Planning Department
07 JUN 2022
RECEIVED



Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 04

Contract
PROPOSED NEW DWELLING 300M S E OF 3 BARRACK HILL ROAD, BANBRIDGE.
65C DRUMNEATH ROAD, BANBRIDGE.

Client

Drawing

GROUND AND FIRST FLOOR PLANS.

H D DESIGN

Architectural Services, CDM Co-ordinators

3 Barnview Road

Banbridge

Co. Down

BT32 3PL

T: (028) 4062 5061

F: (028) 4062 5061

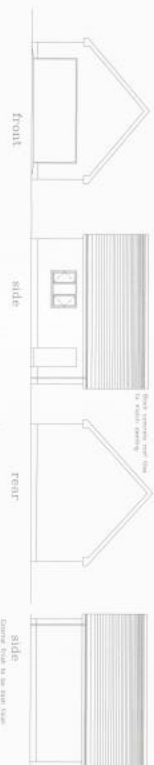
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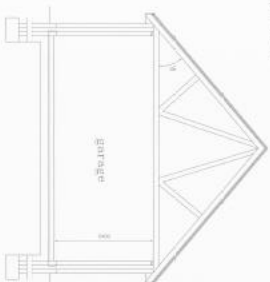
Date: APRIL '22
Scale: 1:100
Dwg No./Ref: SK1127/22.

ALL DIMENSIONS AS REQUESTED BY CLIENT.

7 & 22 WINDOWS ADDED TO ERS/SITES.



GROUND FLOOR 1/50.



SECTION 1/50.

SLIPPER (mm)	W ₀ = 1200	W ₀ = 1300	W ₀ = 1500	W ₀ = 2000
DEPTH (mm)	150 mm	175 mm	200 mm	250 mm
REINFORCING STEEL (mm ² per slipper)	8	125	16	22
TYPE OF FIBERGLASS			W1	W2
CONCRETE W ₀ TO BE 1 : 1.5 : 3				
EXPOSURE TO RC 1144				
EXPOSURE TO RC 424				

ANALYSIS AND DESIGN OF ALL SLIPPERS TO BE PERFORMED USING 22000 MPa DESIGN STEEL

Drawing
Number **05**

Attn: Mr. George A. Coughlin
Chicago Branch Office

Physical Department
RECEIVED

[illegible]

❑ BUILDING CONTROL

Roger Wilson
Chief Executive



Our Ref: BR/2006/0161/

03 June 2025

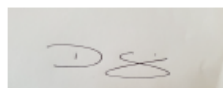
Dear Sir/Madam

Dwelling and detached single storey garage at 65c Drumneath Road Banbridge BT32 4HD

I can confirm that Building Control carried out an inspection of foundation excavation at the above property on the **15 March 2006**. This inspection renders the application commenced as defined in the Building Regulations (Northern Ireland) 2012 (as amended).

If you have any queries relating to any of the above please do not hesitate in contacting the **Banbridge** Office on Tel: **0330 056 1010 Option 2**.

Yours faithfully



David O'Prey
Senior Building Control Surveyor

Armagh Office
The Palace Demesne
Friary Road
Armagh
BT60 4EL

Banbridge Office
Civic Building
Downshire Road
Banbridge
BT32 3JY

Craigavon Office
Craigavon Civic &
Conference Centre
Lakeview Road
Craigavon
BT64 1AL

☎ 0300 0300 900

✉ info@armaghibanbridgecraigavon.gov.uk
🌐 armaghibanbridgecraigavon.gov.uk