FOR SALE

By Private Treaty

PRIME SHORE FRONT RESIDENTIAL & NURSING HOME DEVELOPMENT SITE

The Waterfront, Shore Road, Rostrevor, Co.Down

Site area approximately 2.5 Acres (1.01 Ha) with the benefit of Full Planning Permission for 41 No. dwellings & a 70 bedroom nursing home



SimonBrien



INTRODUCTION

We have been instructed to offer for sale this superb and unique waterfront "Ready to go site" in Rostrevor, County Down to the open market. The extent of the lands being offered for sale are circa. 2.5 acres. The site benefits from full planning consent for 34 two bedrooms apartments and 7 three bedroom apartments as well as a 70 bedroom with en suite nursing home and associated car parking. Many of the apartments have uninterrupted views over Carlingford Lough with some apartments benefitting from private outside space. The apartments range in size from 850 square feet to 1,432 square feet. There has been strong demand in the area for new developments with limited new schemes built in recent times and a lack of availability of zoned residential land. There is a shortage of nursing home beds in the area and a strong demand for these services locally. The sale of this site represents an excellent opportunity to acquire a 'ready to go site'.

The area is highly sought after locally and internationally and extremely well located for the development of an exclusive residential scheme and nursing home. Nothing of this scale and specification has previously been built in the area and demand will be very strong for the apartments and nursing home facilities. There will undoubtedly be demand from those seeking second homes alongside those occupying their home all year round.

This idyllic location and setting was the inspiration for C.S. Lewis and his Narnia books and those familiar with this beautiful part of County Down will know exactly why.









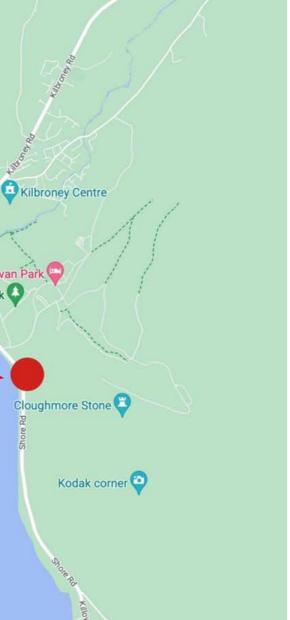
The Old School House Caf Rostrevor Kilbroney Caravan Park Kilbroney Park **SUBJECT SITE** Carlingford Lough

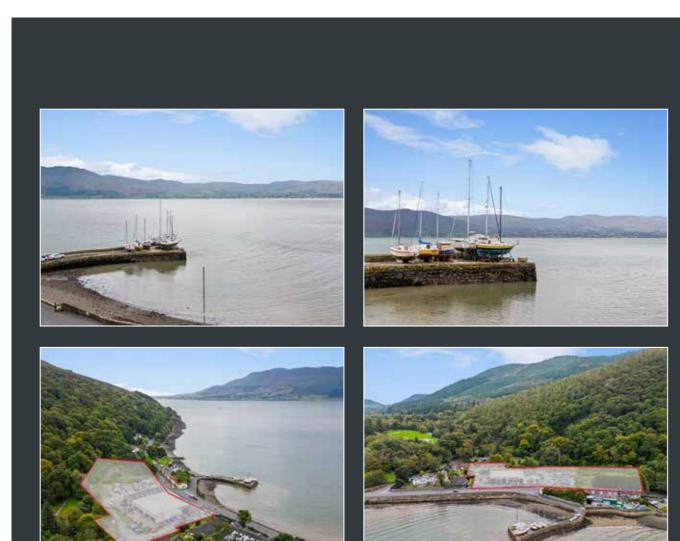
LOCATION

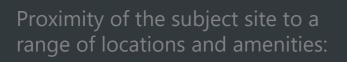
This exceptional site is uniquely located within walking distance of Rostrevor village on the sought after Shore Road overlooking Carlingford Lough to the front and Kilbroney Forest Park to the rear. With Rostrevor Village and the Fairy Glen close by, the location offers a tranquil and idyllic setting with an abundance of natural attractions on your doorstep.

At the heart of the subject sites long-term value is its strategic position — just minutes from the planned Narrow Water Bridge, a transformative £87 million infrastructure project due for completion in Q3 2027. Once opened, the bridge will seamlessly connect Rostrevor to Dundalk, Dublin, and the wider Republic of Ireland, reducing journey times and dramatically enhancing accessibility to this already desirable destination.

The site is approximately 47 miles from Belfast, 11 miles from Newry, 69 miles from Dublin Airport and 50 miles from George Best Belfast City Airport, all within 60 minutes drive of the site. Along with access to motorway networks and other arterial routes, Rostrevor offers an array of destinations within a half hours travel including but not exclusive to Cranfield beach, Mourne Park Woodland Trust, Silent Valley Mountain Park, Spelga Dam and Tollymore Forest Park.





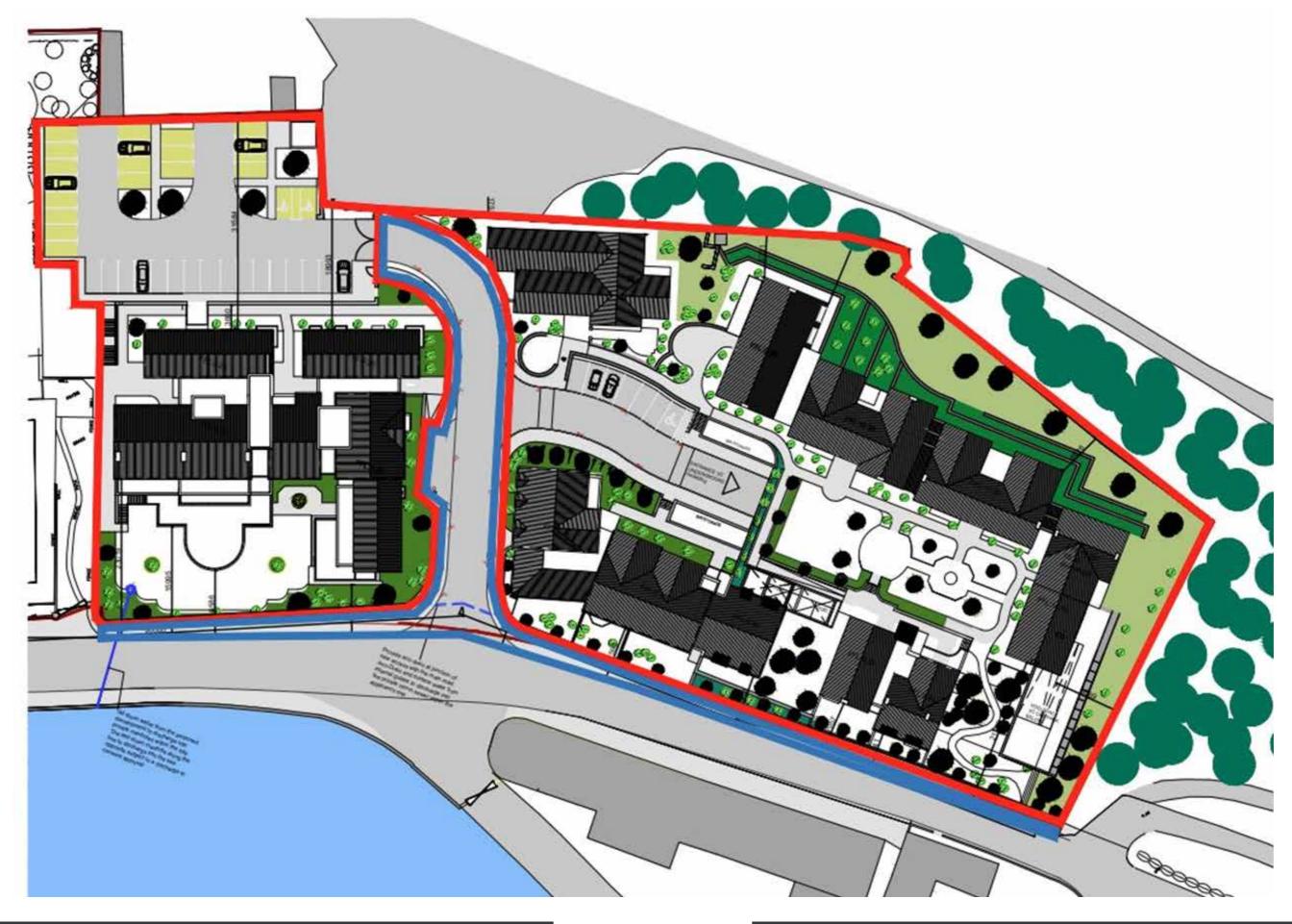


Newry	11 miles
Dundalk	22 miles
Belfast	47 miles
Belfast International Airport	55 miles
George Best Belfast City Airport	50 miles
Dublin	76 miles
Dublin Airport	69 miles
Newcastle	20 miles
Murlough Beach	22 miles
Cranfield Beach	8 miles





APPROVED OVERALL SITE LAYOUT



APPROVED RESIDENTIAL SITE LAYOUT





CGI'S OF PROPOSED DEVELOPMENT





PLANNING

Full Planning Permission was granted for a residential development and 70 bedroom nursing home on the 20th December 2017.

• Application no. P/2009/1336/F - For a Residential development, ancillary works and a 70 bedroom nursing home together with 41 no. 2 & 3 bedroom apartments with associated site works, landscaping and car parking

(including at grade and under croft car parking)

The Certificate of Lawfulness of proposed use or development was granted on the 21st June 2023.

Completion of development of Block 1 of approval P/2009/1336/F comprising 6 no. apartments.

Lian Hanney Chief Encuites	Contairie Cantair an Iúir, Mhúrn agus an Dúin Newry, Mourne and Down	art túir. Mhúrr agus an Dúin Newry, Mourn and Dowra
	District Council	CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT
APPR	OVAL OF PLANNING PERMISSION	Planning Act (Northern Instand) 2011: Section 176
Pla	nning Act (Northern Ireland) 2011	Application No. LA6728232591/CLOP UD
	Application No: P/2009/1338/F	
	Date of Application: 28th October 2009	Date of Application: 23rd January 2023
Site of Proposed Development: 6	i8 to 72 & 74 Shore Road, Rostrevor, BT34 3AA	Sitt of Proposed 68 Shore Road, Rostrever, Newry, 8T34 3AA Devolutionment
2	Peoposed new 70 bed nursing home togother with 41 no. & 3 bedroom apartments with associated site works, andscaping and car parking (including at grade and under croft car parking)	Description of Proposal: Completion of development of Block 1 of approval P/2604/1336/F comprising 6 no. apartments
Applicant: Mr JC Campbell Address: C/O Agent	Agent: Miligan Reside Larkin Address: 56 Armagh Road Newry 8135 GDN	Appletang Refland Waterhont Limited Applet Refland Official Address Belland Be
24, 25, 26, 27, 28, 21 47, 48, 49, 50, 51, 52	5, 07, D8, D9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 8, 20, 31, 32, 33, 34, 35, 36, 37, 36, 39, 40, 41, 42, 43, 44, 45, 46, 7, 65, 54, 65, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 68, 5, 75, 77, 78, 79, 30, 31, 82, 83, 84, 85	Drawing Ref. 30001-207-01-6 REV 8, 30001-207-01-2 REV 8, 30001-207-01-1-REV 8, 30001-207-01-2 REV 8, 30001-207-01-4 REV 8, 30001-207-01-6 REV 8, 30001-207-01 5 REV 8, and 27715 NW The Council Investor
		CERTIFIES
GF	was under the slove-mentioned Act hereby IANTS PLANNING PERMISSION ant in accordance with your application subject to compliance with	that on 25rd January 2023 the operations described in the First Schedule to this certificate in respect of the and specified in the Becond Schedule to this certificate and edges in red on the plan attached to this certificate, would be useful within the meaning of Section 170 of the Planning Act (Northern Instand) 2011, for the following reason.
the following conditions which are in 1. The development hereby per- date of this permission.	mposed for the reasons stated. rmitted shall be begun before the expiration of 5 years from the	The Council, having considered the information provided, is substead that sufficient exclerioe has book calentized to demonstrate that likely, i of aperious Prozootrazión se ao the approved 70 bed norsing home logistic with 41 mo. 24 3 bedroom agacherets with associated site works, landscaping and car carking has earling to particular a dutin the required time evels and the proposite works are therefore tarking.
Reason: As required by Section 61 Appleater No. PS056/1336F	of the Planning Act (Northern Ireland) 2011.	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Olfig en Lin Neury Office Bowrpotrick Office Disagn Hosts Neury 6135 800 Dewnohre Cold, Ard Neury 6135 800 Dewnohre Edita, Ard Neury 6135 800 Dewnohre Edita, Ard	E300 612 2223 (Church) Prezeital ar an Dún 2000 200 7636 (Monring) agus And Milanha Theas 2000 200 7636 (Monring) Berring Down 2000 Read Warn compresentations on and Secult Armagh	

TENURE

The site will be sold with the benefit of Freehold title.

SOLICITOR

DAVID HOLLEY

Johnson House

50/56 Wellington Place

Belfast, BT1 6GF

T: 02890240183 E: david.holley@johnsonslaw.co.uk

DATA ROOM

All relevant planning, architectural, consultant reports and documentation relating to the lands for sale can be viewed in a Data Room. The Data Room can be shared following registration of interest with Simon Brien or Best Property Services.

TERMS OF SALE

Land offered for sale by Private Treaty **CRITERIA REQUIRED FROM INTERESTED PARTIES**

- Name of purchaser.
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level.
- Details of Solicitor who will represent the proposed purchaser.
- of acceptance of offer.

PRICE

JOHNSONS

• Signed unconditional contracts with 10% non-refundable deposit to be paid within 4 weeks

Offers Over £2,000,000 (Two Million Pounds Sterling)

FOR FURTHER INFORMATION

SimonBrien

South Belfast Office 525 Lisburn Road Belfast BT9 7GQ

SIMON BRIEN FNAEA

Landline:028 9066 8888Email:simon.brien@simonbrien.com

THOMAS O'DOHERTY R.I.C.S.

Landline:028 9066 8888Email:thomas.odoherty@simonbrien.com



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

GARY BEST

Landline: 028 3026 6811 Email: info@bestpropertyservices.com

KYLE BEST

Landline: 028 3026 6811 Email: info@bestpropertyservices.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or otherwise, for any loss arising from the use of these particulars.