



G/25/061

FOR SALE
SANDY ROAD
NEWRY
CO. DOWN

**1 ACRE SITE WITH FULL PLANNING PERMISSION WITH SCENIC
VIEWS APPROX 12 MINUTES FROM NEWRY FOR SALE**



**Ideally located close to Newry, offering an impressive residence on a
spacious site.**

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

Closing Date For Tenders: Tuesday 16th September 2025

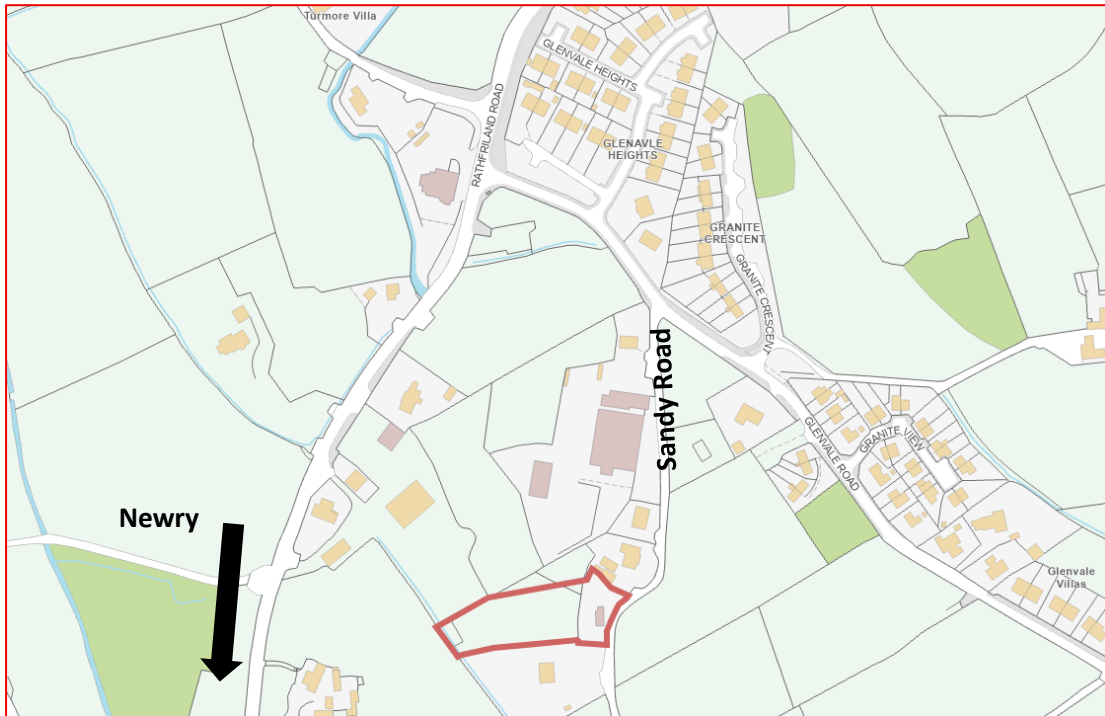
(028) 3026 6811
www.bestpropertyservices.com

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 Newry take Sandys Street/A25 for approximately 1.3 miles, at the roundabout take the first exit onto Rathfriland Road/A25. Continue along for 1.6 miles and turn right onto Glenvale Road, continue along for approx. 0.1 miles and turn right onto Sandys Road, proceed for approximately 0.2 miles and the land in sale will be located on your right hand side.



❑ VACANT POSSESSION

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

❑ PLANNING

Outline planning permission was granted in November 2020. Reserved matters were granted for the erection of a 2-storey replacement dwelling and garage, granted in May 2022 under Planning Reference: LA07/2022/0035/RM. Works were commenced to retain the planning permission and building control have passed the plans in August 2022 Planning Reference FP/2022/1267/MAST. The approved dwelling is approximately 3500 Sqft. Intending buyers should consult their planning advisor or architect should they have any concerns.

❑ VENDOR'S SOLICITOR

Ross Haughey, Campbell & Grant, 17 Sugar Island Newry BT35 6HT
rhaughey@campbellandgrant.com

❑ 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

Tuesday 16th September 2025





□ DRAWINGS & ELEVATIONS

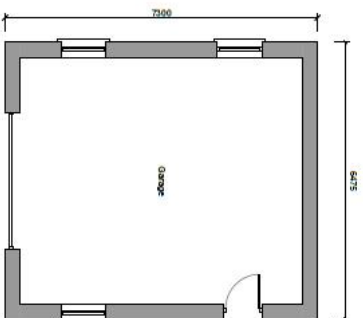


SCHEDULE OF EXTERNAL FINISHES	
ROOF	SHAPES, TYPES, COLORS, MATERIALS WORKMAN OF THE CONTRACTOR (See Manual)
WALLS	SMOOTH FINISHED BRICK
DOORS	COMPOSITE (UPVC DOUBLE GLAZED)
WINDOWS	HARDWOOD TRIMMER (COLOR: CREAM)
GUTTERS	UPVC
WINDINGS	PREFABRICATED PAINTED
FENCH	



REVISION	DESCRIPTION	DATE
<p>JONATHAN MCGRAITH 10000 10TH AVE. S.W. SEASIDE, CA 94133 TEL: 415-661-1111 or 415-661-1144 FAX: 415-661-1111 or 415-661-1144 jon@mcgrath.com</p>		
<p>REPLACEMENT DWELLING AT SANDY ROAD, NEWBURY</p>		
TITLE	Proposed Rear & Side Elevation (Downing)	
DRAWING NO.: JONATHAN MCGRAITH DRAWING DATE: 11/10/01 REVISION:	CHECKED BY: JONATHAN MCGRAITH SCALE: 1/16"=1'-0" DATE: 11/10/01	444 S. MAIN SUITE 200 SEASIDE, CA 94133 TEL: 415-661-1111 FAX: 415-661-1111
Planning	DATE: 11-11-2001	

SCHEDULE OF EXTERIOR FINISHES	
ROOF:	SLATES / TILES - COLOURS: BLACK, MERRISAN SYSTEMS COLOUR, GREY (TYPICAL)
WALLS:	SMOOTH PAINTED RENDER
DOORS:	COMPOSITE / UPVC DOUBLE GLAZED
WINDOWS:	HARDWOOD TRIMMER (COLOUR: CREAM)
GUTTERS / DRAINAGES:	UPVC
MOULDINGS / PORCH:	PREFABRICATION PAINTED



Ground Floor Plan 1:100



REVISION	DESCRIPTION	DATE
<p>REPLACEMENT DWELLING AT SANDY ROAD, NEWRY</p>		

<p>JONATHAN MCGRATH 100 NEWRY ROAD NEWRY, CO. DUBLIN 15 TEL: 01-276 4111 E: JMC@JMCGRATH.COM</p>	
<p>TITLE</p>	<p>Proposed Floor Plans & Elevations (Scale 1/50)</p>

<p>Drawn by JONATHAN MCGRATH</p>	<p>Checked by JONATHAN MCGRATH</p>	<p>Print scale 1/50</p>
<p>Issued for Planning</p>	<p>Scale 1:100</p>	<p>Date 12-04-2012</p>

BUILDING CONTROL



Notice of Passing of Building Regulation Plans

Plan Ref: FP/2022/1267/MAST
Location: 7b Sandy Road, Sheeptown, Newry
Co. Down, BT34 2LB
Description of Works: New Dwelling with Detached Garage
Date of Deposit of Plans: 25 May 2022

The Council hereby give you notice in accordance with Article 13 of The Building Regulations (Order 1979) Order (Northern Ireland) 2012 and the Building Regulations (Northern Ireland) 2012 (as amended) that the said plans have been approved.

You are reminded of the necessity to comply with the requirements of Regulation 12 by completing and giving to the Council, at the appropriate time, the relevant notices relating to commencement and completion of certain stages of the work.

The Council wishes to inform you that if the proposed development, referred to above, is not commenced within three years of the date of deposit of plans, then the Council may by notice declare that the deposit of the plans shall be of no effect, i.e. the application will be cancelled. After such time should the applicant wish to proceed, a new submission will be required.

Please note that where the plans are deposited for the erection of two or more buildings that are or contain dwellings, if work has not commenced (i.e. commencement of construction of the building after the completion of the foundations), on each building within three years of the date of the deposit of plans with the Council, then the plans for each uncommenced building shall be declared as being no longer valid. After such time should the applicant wish to proceed, a new submission will be required.

Dated: 30 August 2022



for Assistant Director of Enterprise, Regeneration and Tourism



**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 _____