

Potential Development Site Newtowncloghoge

NEWRY

What's on offer

Potential development site for 14 dwellings subject to planning. Located approximately 1 mile from Newry City

Agents

Bradley
www.bradleyni.com



INTRODUCTION

This proposed development site is located on lands at Park View, Newtown Road, Newtowncloghoge, Newry, Co Armagh. It is approximately 1 mile south west of Newry City and 1.6 Miles north east of Meigh. The site is located immediately adjacent and south of the settlement development limits of Newtowncloghoge and is therefore defined as countryside in accordance with the Banbridge, Newry and Mourne Area Plan 2015

The site is currently in use as an agricultural field and is accessed via an existing agricultural gate onto Newtown Road. The boundaries of the site are defined by hedgerow which provide high quality natural screening.

The site extends to approximately 2.6 Acres in size. The surrounding land use to the south and west is predominately agricultural while the land to the north and east is defined by established residential developments. The proposed development site is located within the Ring of Gullion Area of Outstanding Natural Beauty.





SITE & PLANNING

The site extends to approximately 2.6 acres and has been defined as countryside in accordance with the Banbridge, Newry and Mourne Area Plan 2015. A planning report has proposed potential for the development of 14 social housing units subject to planning. This proposal has received support from NIHE.

ASKING PRICE

Offers Over £350,000

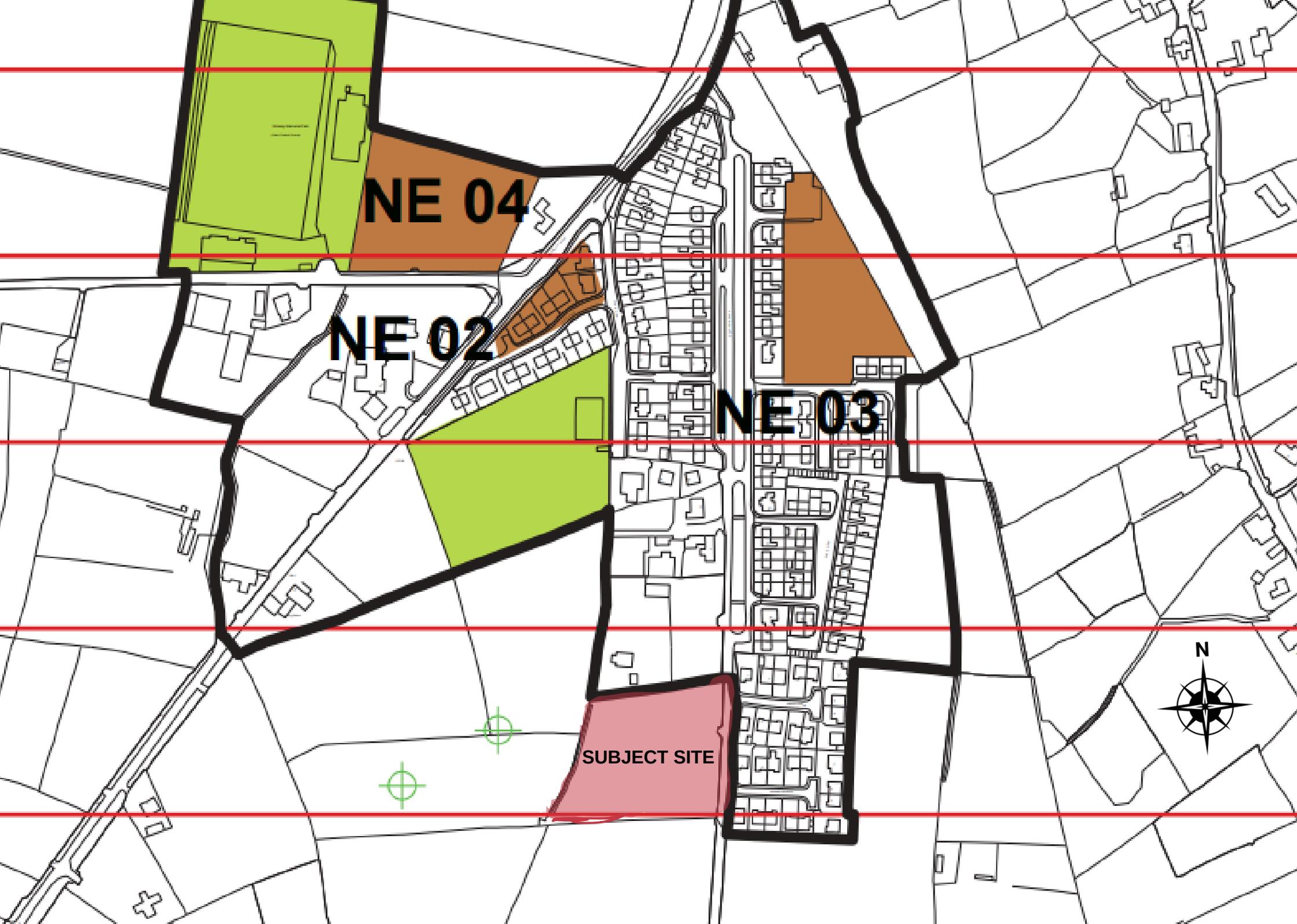
VAT

All prices, outgoings etc., are exclusive of VAT but may be subject to VAT.

TENURE

Assumed Freehold.





NE 04

NE 02

NE 03

SUBJECT SITE



TERMS OF SALE

The Lands are being offered For Sale by Private Treaty. However, the vendor reserves the right to conclude the sale via auction or “Best and Final” bids at a date and time to be confirmed.

The criteria required from interested parties in placing an offer must include:

- Confirmation of name and address of proposed purchaser
- Confirmation of offer level
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Timescale to complete the purchase post acceptance of offer
- Confirmation of solicitor who will represent purchaser
- 10% deposit of agreed purchase price shall be payable upon agreement of sale
- Further information pack to be provided at this point



FURTHER INFORMATION

Inspection of the site is strictly by private appointment. For further information please contact:



Garrett O'Hare, Managing Director
T: 028 300 50633
E: garrett.ohare@bradleyni.com

Stephen Gray, Commercial Manager
T: 028 300 50633
E: stephen.gray@bradleyni.com

Vendor's Solicitor:

Stephen Begley & Co., Solicitor
T: 028 3026 7538
E: law@sbegleyco.com

These particulars are issued by Bradley Estates NI Ltd on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Bradley Estates NI Ltd for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Bradley Estates NI Ltd, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract.