



G/25/067

FOR SALE
116 ARMAGH ROAD
NEWRY
BT35 6PU

**3 BED DETACHED HOUSE ON A SPACIOUS PLOT WITH
APPROXIMATELY 8.8 ACRES FOR SALE AS ONE OR MORE LOTS**



**Rarely does a residence with land in this locality on the edge of Newry
development zone come onto the market.**

Guide Price: Offers Around: £ 465,000

Closing Date for Offers: Tuesday 23rd September 2025



108 Hill Street, Newry
BT34 1BT, N. Ireland



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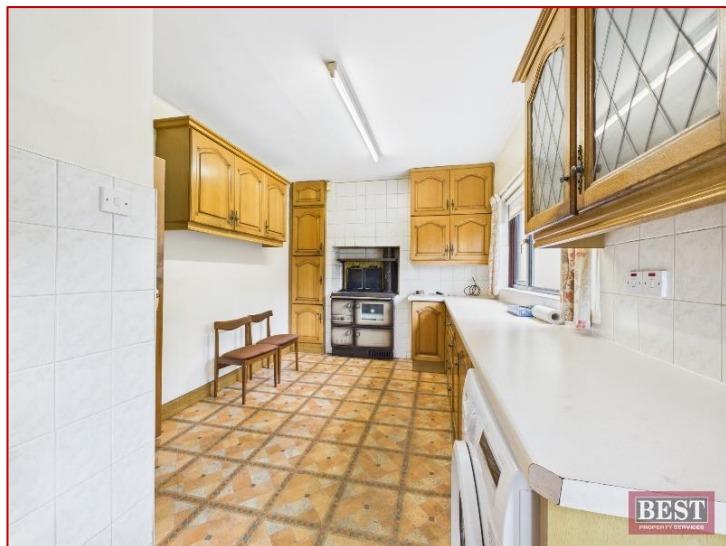
Tel: 028 3026 6811

info@bestpropertyservices.com
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❑ PROPERTY DESCRIPTION

This detached residence built in 1951 comes with the benefit of an extensive and mature garden and includes adjacent outbuildings which can cater for many uses. The property is in need of some sympathetic restoration to return it to its former elegance.

The property is located only a short distance of approximately 2 miles from Newry City Centre and approximately 0.4 miles from the A1.



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❑ ACCOMMODATION & FLOORPLAN

Internally the entrance hall leads to a generously sized living room to the left with a large bay window and on the right is a dining room with the kitchen located to the rear. On the first floor there are three considerable sized bedrooms one with a built-in storage unit, also there is a hot press and the main bathroom. Externally the property has a large tarmac drive to the front and rear, single car garage, block-built outbuildings, W/C and greenhouse located to the rear of the site

- Oil fired central heating & Double-glazed windows
- Additional outbuildings with water and electric
- Spacious mature gardens
- Within walking distance to Newry and all amenities.



Floor 1

**Approximate total area 1302 sqft
(LPS Website)**

**The rates are currently set at £1421
per annum (LPS Website)**



Floor 2



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❑ FINANCE

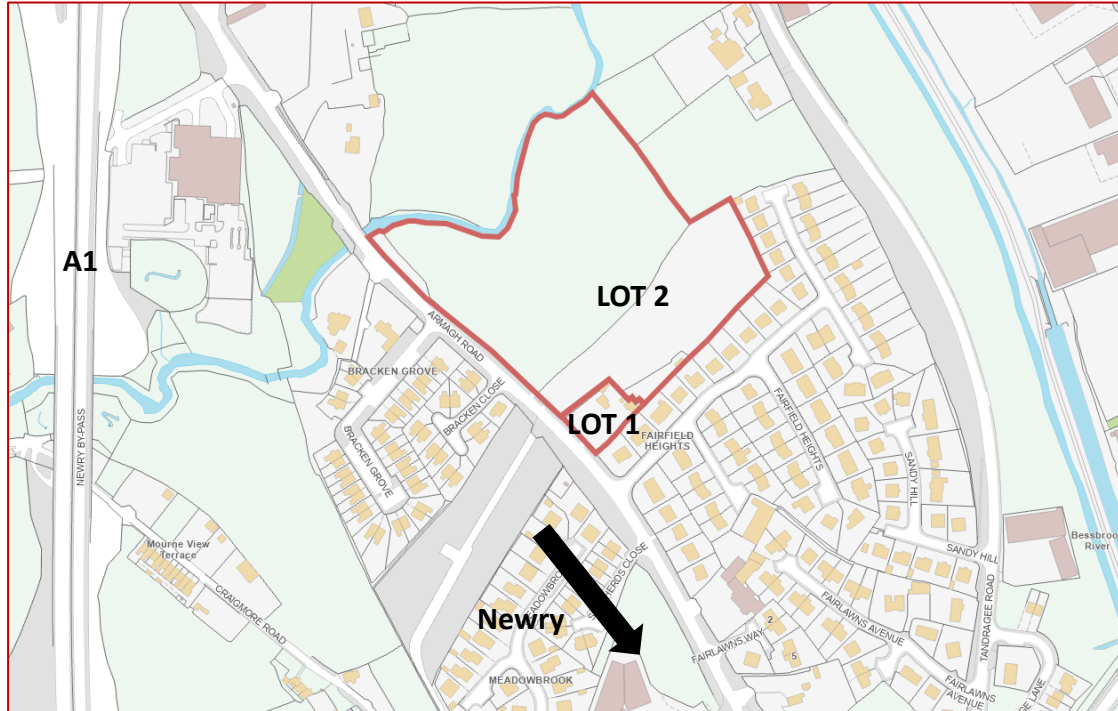
Intending buyers should note that some lenders will not lend against a property with this low EPC rating and they should discuss this with their mortgage broker.

❑ ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	41 E	
21-38	F		
1-20	G		

❑ LOCATION

From Newry take the A27/ Armagh Road for approx. 0.9 miles, at the roundabout take the 2nd exit, proceed for approx. 0.3 miles and the property is located on your right hand side.



❑ VENDORS SOLICITOR

Linda Wright, Fisher & Fisher, 9 John Mitchell Place Newry BT34 2BS
linda.wright@ffsolicitors.com

❑ VACANT POSSESSION

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

❑ PLANNING

There are currently no planning approvals or applications for building sites on these lands.

The residence on lot 1 is located within the Newry Area Plan 2015. The agricultural lands in lot 2 are all bordering the development zone line as per the Newry Area Plan 2015.



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❑ WATER

The new buyer(s) will be responsible for establishing their own mains water supply to the lands.

❑ SINGLE FARM PAYMENT

There are no SFP entitlements included with the sale.

❑ AREA

The agricultural lands extend to approximately 8.8 acres, some of which is shown on the attached Farm Survey map.

The residence is set on approximately 0.4 acres.

❑ VIEWING

House- By appointment with selling agent.

Lands- By inspection at any time.

❑ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office. In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.



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❑ GUIDE PRICE

Lot 1:

Residence: Extending to approximately 0.4 acres

Offers Around £245,00

Lot 2:

Lands: Extending to approximately 8.8 acres

Offers Around £220,000

Entire: Offers around £465,000

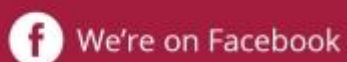
Lots: Intending buyers seeking to acquire parts of this farm are requested to specify their preferred field numbers when making their offer.

❑ CLOSING DATE FOR OFFERS

Tuesday 23rd September 2025



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