



FOR SALE

G.22.018

**BANBRIDGE ROAD
WARINGSTOWN
CO. DOWN**

**BUILDING SITE ON APPROXIMATELY 0.5 ACRES WITH THE
OPTION OF ADDITIONAL LAND**



**A unique opportunity to acquire a building site less than a mile
from Waringstown.**

**Guide Price: Offers around £90,000
Closing date for offers: Thursday 25th 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 Waringstown head South-east on the A26/Banbridge Road for approximately 0.9 miles and the land in sale is located on your left-hand side.



❑ AREA

The site area extends to approximately 0.5 acres.
The vendor owns additional lands to the rear of the site and may consider selling these lands which maybe negotiable at an additional figure to the site.

❑ ACCESS

The vendor will retain a minimum of a 6m access strip on the Eastern boundary of the site to these additional lands.

❑ PLANNING

Outline planning consent was granted for the erection of 1infill dwelling and detached garage, granted in March 2025 under Planning reference LA08/2024/1153/O.
Intending purchasers are advised to have their own architect provide independent planning advice.

❑ BOUNDARIES

The successful purchaser will be responsible for fencing off the proposed site boundaries with a stock proof fence from lands retained by the vendor.

❑ VACANT POSSESSION

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

❑ SINGLE FARM PAYMENT

There are no SFP entitlements available with the sale of these lands.

❑ VENDOR'S SOLICITOR

Brian F Walker, McDonald Walker solicitor, 2-6 Edward Street Portadown BT62 3LX enquiries@walkermcdonald.com

❑ VIEWING

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.

❑ GUIDE PRICE

Site: Offers around £90,000.

❑ CLOSING DATE FOR OFFERS

Thursday 25th September 2025

❑ LOCATION MAP (FOR IDENTIFICATION ONLY)

