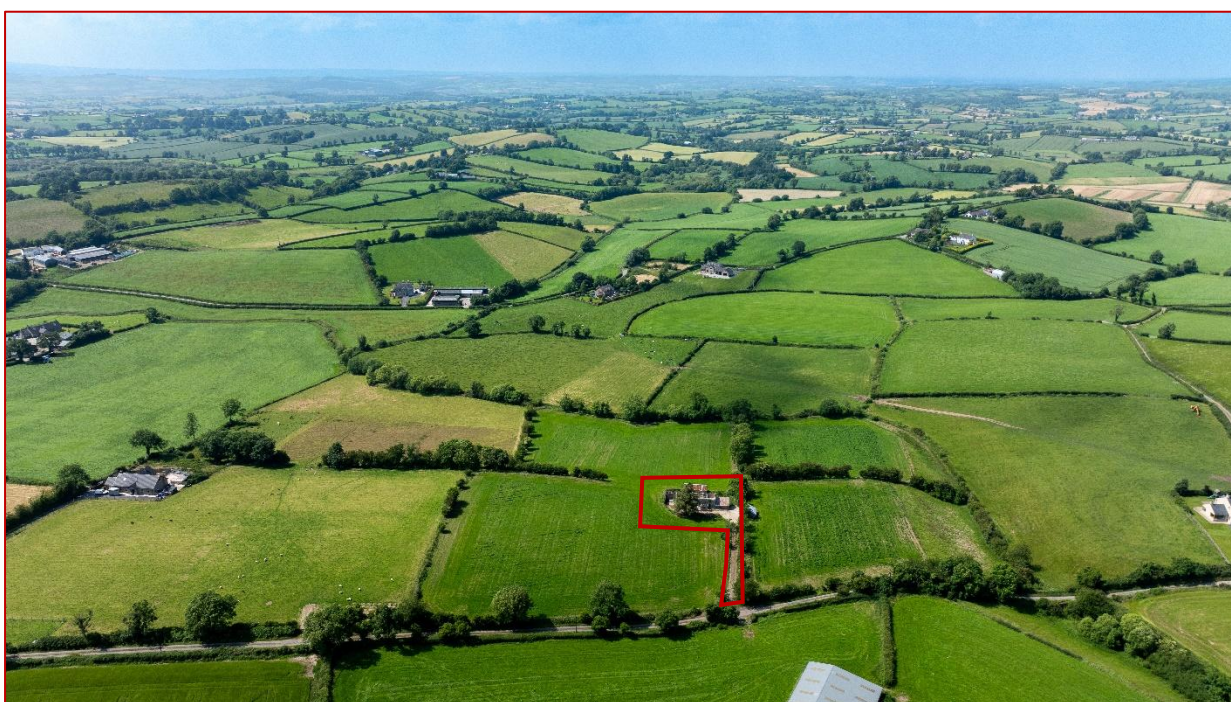




G/25/057

**FOR SALE
6 SHINN FORTH ROAD
NEWRY**

**EXCELLENT OPPORTUNITY FOR A REPLACEMENT DWELLING SITE FOR
SALE**



This half acre site is being offered for sale with outline planning consent and would make an ideal countryside home. Only 1.4 miles off the Newry to Rathfriland Road

Guide Price – Offers Around £75,000

Closing Date For Offers- Thursday 6th November 2025

(028) 3026 6811
www.bestproperty-services.com

BEST PROPERTY SERVICES (N.I.) LTD

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

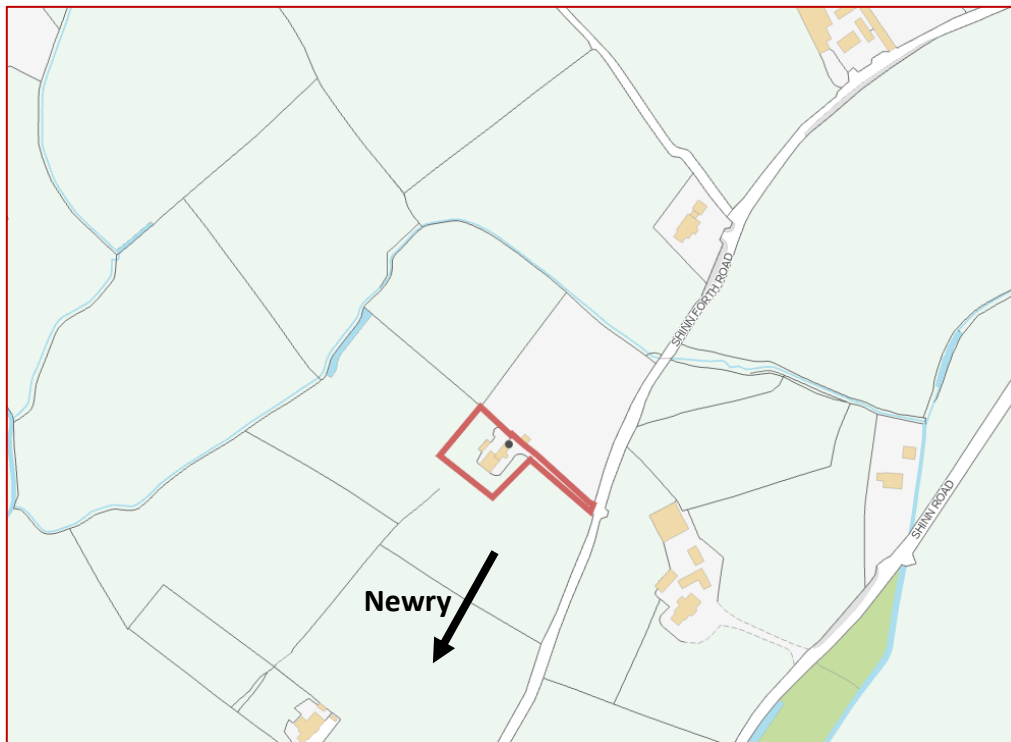
Fax. (028) 3026 5607 E-mail: land@bestproperty-services.com

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 the Sandys Street/Windsor Hill/Rathfriland Road for approximately 1.3 miles, at the round about take the first exit onto Rathfriland Road/A25, proceed for approx. 3.6 miles before turning left onto the Shinn Road keep to the left for approx. 0.8 miles before turning onto the Shinn Forth Road, continue on for approx. 0.6 miles and the lands in sale are located on your left hand side.



❑ PLANNING

Outline Planning Consent was granted in January 2025 for a replacement dwelling under Planning Ref LA07/2023/3379/O.

Intending purchasers are advised to have their own architect provide independent planning advice.

❑ AREA

The site area would appear to extend to approximately 0.5 acres. There may be an opportunity for a potential buyer to acquire additional land adjacent to the site, which is negotiable at an additional figure. Additional land details as per Farm Survey map attached (Field No's 1,2,3 &4).

❑ BOUNDARIES

The successful purchaser will be responsible for establishing a new stock proof fence around the site boundaries from lands that shall be retained by the vendor.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

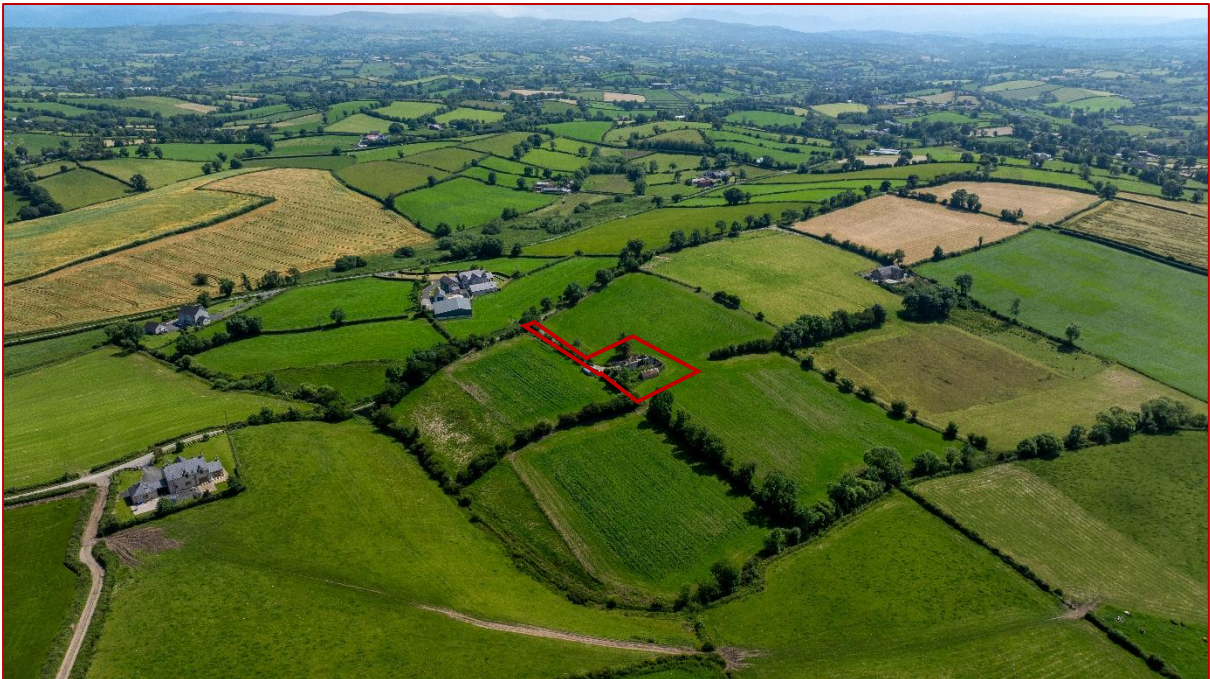
In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ VIEWING

By inspection on site at any time.

VENDOR'S SOLICITOR

David Bell, Gordon Bell and Son 9-11 Newry Street Rathfriland BT34 5PY
david@gordonbellandson.co.uk



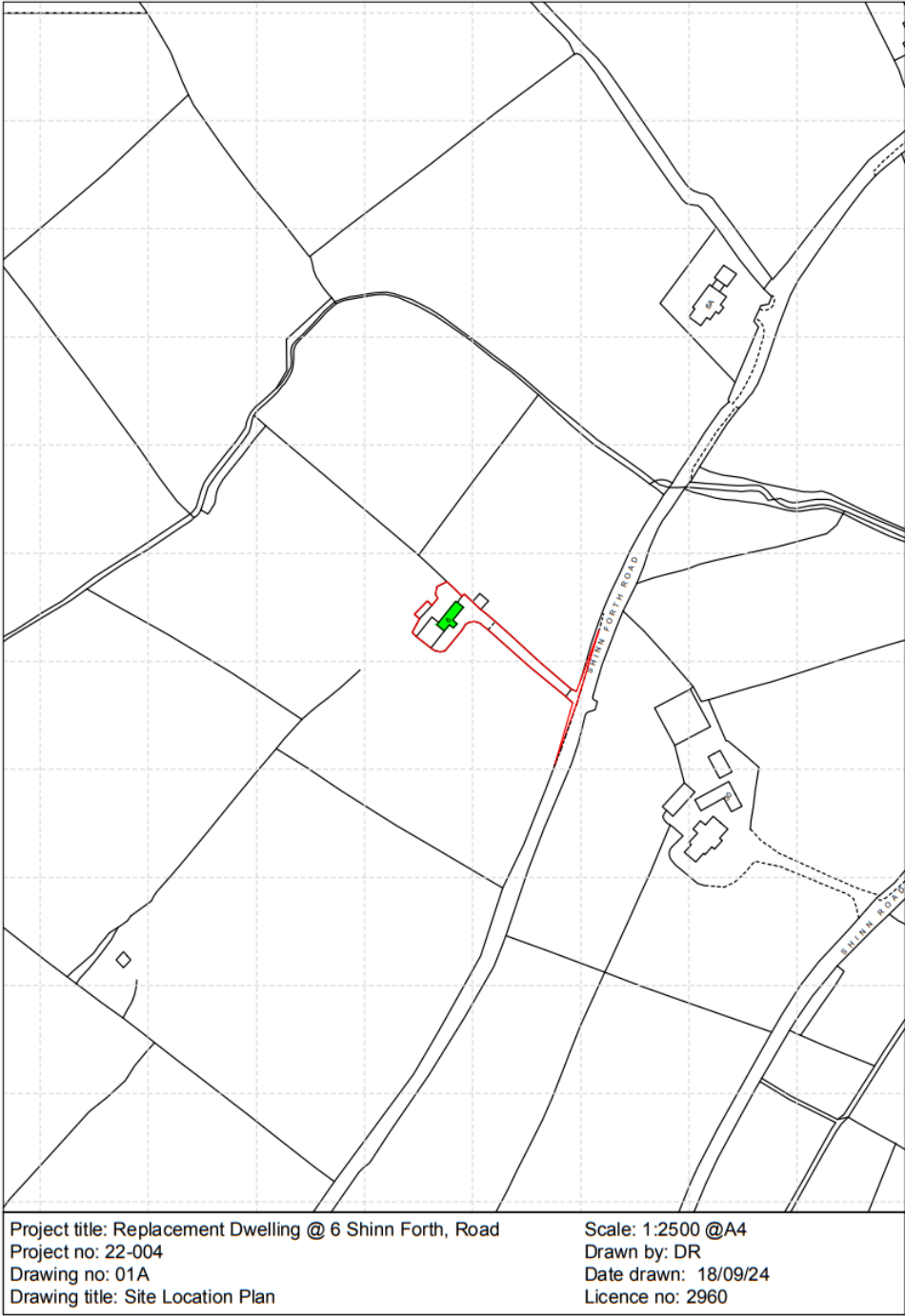
❑ GUIDE PRICE

Offers around £75,000

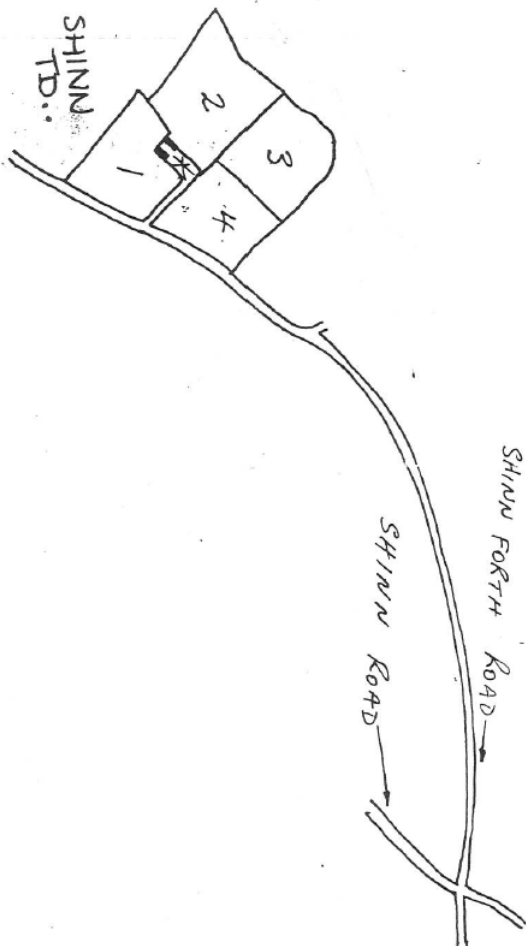
❑ CLOSING DATE FOR OFFERS

Thursday 6th November 2025

❑ LOCATION MAP



FARM SURVEY MAP



OS Nos: 3/68/101
Revised by: CR1002 Date: 24/01/1995
Farm Survey No: 3/68/101

Field	Ha	Status
1	0.88	LL
2	1.15	LL
3	0.89	LL
4	0.77	LL
Total	3.69 ha	

CROWN COPYRIGHT RESERVED

Main Farm Survey No: 3/68/101
Owner: 166380
Grid ref: 3/134341P
Name:
Address: