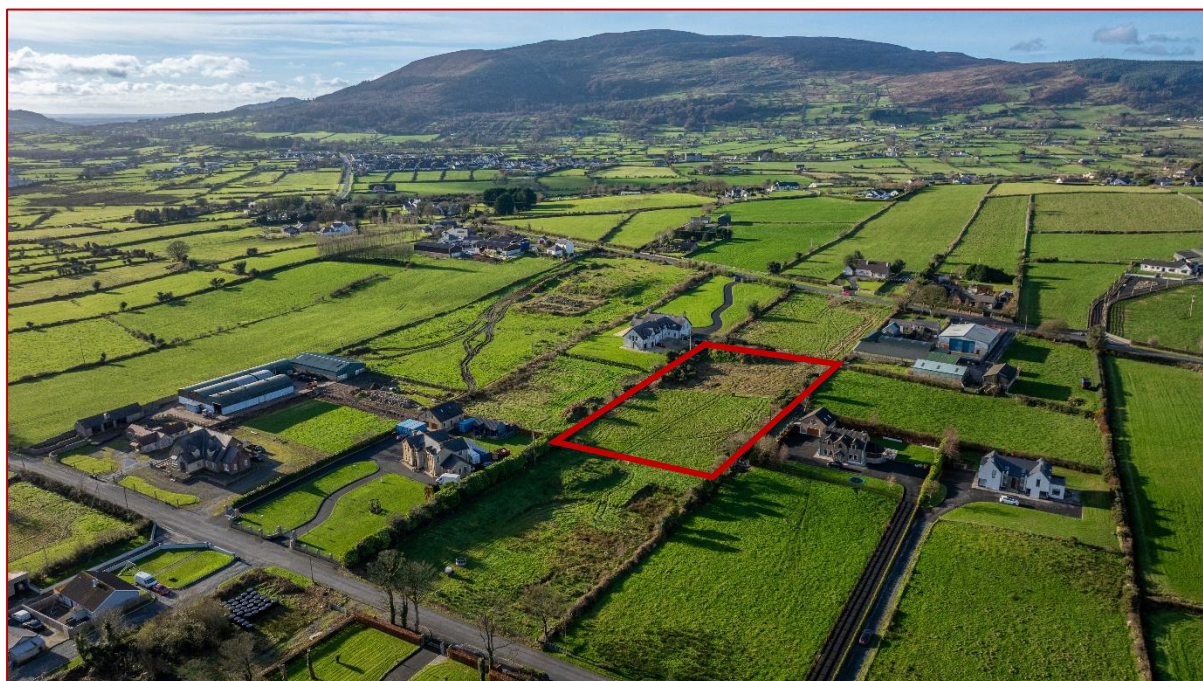




G/25/100

**FOR SALE
SITE 2
FORKHILL ROAD
MEIGH
NEWRY
CO. ARMAGH**

**BUILDING SITE SITUATED IN A POPULAR LOCALITY WITH FULL PLANNING
PERMISSION ON APPROX. 1.3 ACRES**



A fantastic opportunity to acquire a site in an ideal countryside location.

Guide Price: - Offers around £150,000

Closing date for offers: - Thursday 19th March 2026

(028) 302 66811
www.bestpropertyservices.com

BESTPROPERTYSERVICES (NI) LTD
108 Hill Street, Newry, Co Down,
BT34 1BT
e-mail – info@bestpropertyservices.com

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.

❑ INTRODUCTION

Best Property Services are delighted to offer to the open market two excellent building sites located on the highly regarded Forkhill Road, Meigh — an area well known for its scenic countryside setting while remaining conveniently positioned close to Newry City and key commuter routes.

These sites benefit from a strong planning history and present a rare opportunity to acquire serviced plots in a sought-after residential location, ideal for those wishing to build a substantial family home.

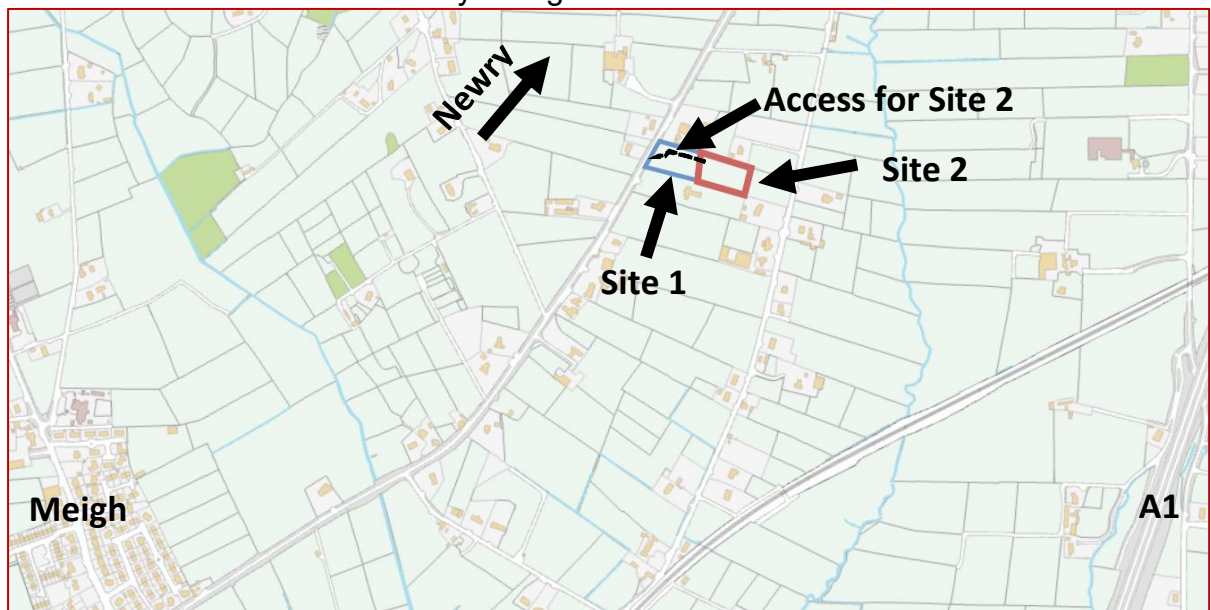
The approved house type is for an impressive two-storey detached residence with garage, similar in style and scale to the property illustrated, featuring a traditional yet elegant design that sits comfortably within its rural surroundings.

The proposed layout allows for:

- Spacious and well-balanced accommodation
- A substantial family home with flexible living space
- Attractive landscaped grounds
- Detached garage and generous private parking

❑ LOCATION

From Meigh head North-east on the Forkhill Road for approximately 0.9 miles and the lands in sale are located on your right-hand side



❑ PLANNING

Outline planning consent was granted in March 2005 (Planning Ref: P/2004/3227/O)

Full planning consent granted 100m East of No.85 Forkhill Road, Newry in March 2008 (Planning Ref P/2007/1611/RM) for the proposed erection of a two storey dwelling and garage. The foundations for the proposed dwelling have already been excavated, with these works inspected by the Councils Building Control Department under reference FP/2010/0229.

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

❑ AREA, ADDITIONAL LANDS & ACCESS

Site 2 area extends to approximately 1.3 Acres as shown in red on the map above.

The vendor has an additional 1.2 acres shown in blue on the map above, (Site 1). These lands have a planning approval for a dwelling and garage, approved in November 2021, with a 5-year expiry.

Both site 1 & 2 share an access off the Forkhill Road. If the sites are sold separately, site 2 has 2 alternatives as regards access.

- a. Either utilise the access thru site 1 to form a joint access onto the Forkhill Road.
OR
- b. An access towards the Low Road, as indicated on the plan. This option is still at application stage.



❑ 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.

❑ VENDOR'S SOLICITOR

Stephen Begley & Co, 9 Merchants Quay Newry BT35 6AL
law@sbegleyco.com

❑ VIEWING

By inspection on site at any time.

❑ GUIDE PRICE

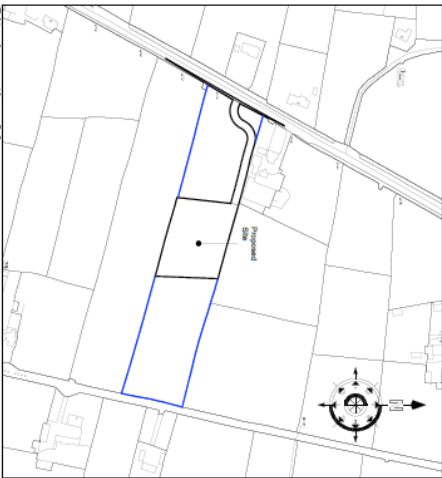
Offer around £150,000

❑ CLOSING DATE FOR OFFERS

Thursday 19th March 2026



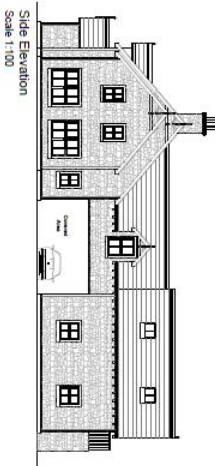
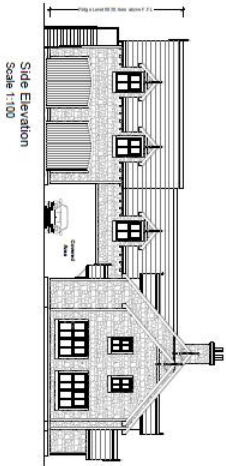
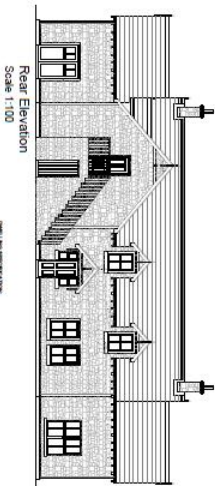
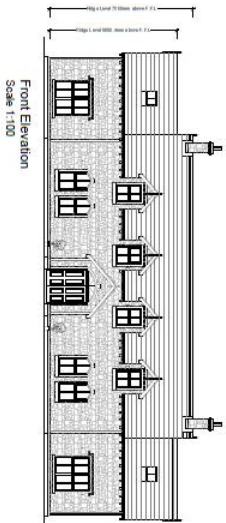
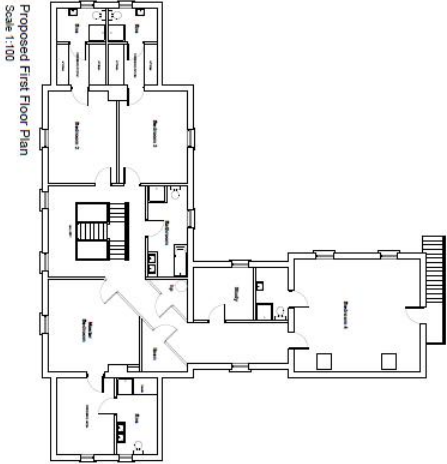
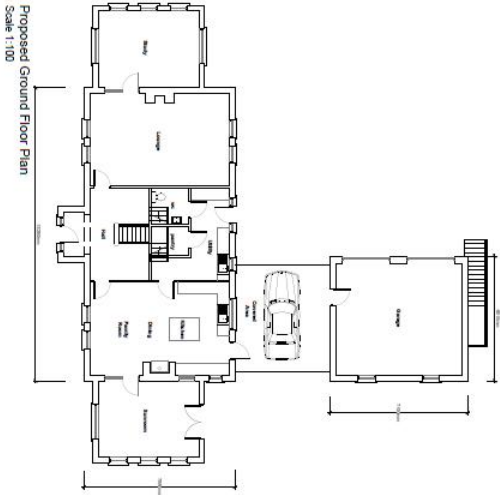
❑ LOCATION MAP



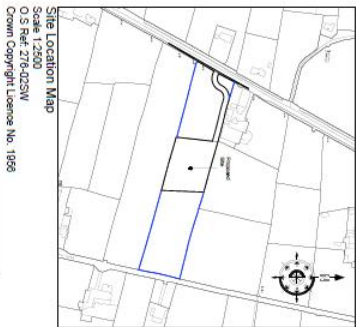
Site Location Map
Scale 1:2500
O.S. Ref. 276-02SW
Crown Copyright Licence No. 1956

Vegetation by J. Jennings & P. Jennings, August 2007, 1:1000 Scale				
Job Title	Proposed Erection of Dwelling House & Garage 100m East of No.85 Forkhill Road, Moagh, Meath.			
Client	Mrs P. Jennings			
Drawing Title	Site Layout			
Scale	As Shown	Date	Nov 2007	Drawn By MJD
				Drawing No. PL-02

DRAWINGS & ELEVATIONS



GENERAL NOTES:
1. All work to be done in accordance with the Building Regulations.
2. The proposed house is to be built on a plot of 1000 sq. m.
3. The proposed house is to be built on a plot of 1000 sq. m.
4. The proposed house is to be built on a plot of 1000 sq. m.
5. The proposed house is to be built on a plot of 1000 sq. m.



as the Proposed Erection of Dwelling House & Garage			
100m East of No. 265 Fench Road, Mallow, County Wick.			
Mr. P. J. J. J. J.			
Proposed Plans & Elevation			
Scale	1:100	1:200	1:400
As shown	As shown	As shown	As shown

❑ BUILDING CONTROL

NEWRY AND MOURNE DISTRICT COUNCIL COMHAIRLE AN IÚIR AGUS MHÚRN

Oifigí na Comhairle
Teach Uí Aogáin
Rae Mhuineacháin
An Tiúr
BT35 8DJ



Building Control Department
O'Hagan House
Monaghan Row
Newry, BT35 8DJ

Telephone: (028) 3031 3000
Fax: (028) 3031 3020
Email: buildingcontrol@newryandmourn.gov.uk
Website: www.buildingcontrol.org

NOTICE OF APPROVAL OF PLANS

*The Building Regulations (Northern Ireland) Order 1979 (as amended) by
The Planning and Building Regulations (Amendment) (Northern Ireland) Order 1990
The Building Regulations (Northern Ireland) 2000 (as amended)*

Plan Ref: FP/2010/0229
Location: 86A Forkhill Road, Newry BT35 8QY
Description of Works: New Dwelling with Integral Garage
Date of Deposit of Plans: 03 March 2010

The Council hereby give you **NOTICE** pursuant to **Article 13 of the Building Regulations (Northern Ireland) Order 1979 (as amended)** that the said plans have been **APPROVED**.

You are reminded of the necessity to comply with the requirements of **Regulation A11** by completing and furnishing to the Council, at the appropriate time, the enclosed **NOTICES** relating to commencement and completion of certain stages of the work.

The Council further gives you **NOTICE** pursuant to **Article 19** of the aforementioned **Order** 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.

Dated: 09 April 2010

DIRECTOR OF BUILDING CONTROL

