



G/25/100

**FOR SALE  
SITE 1  
FORKHILL ROAD  
MEIGH  
NEWRY  
CO. ARMAGH**

**ATTRACTIVE BUILDING SITE IN AN EXCELLENT LOCATION WITH FULL  
PLANNING PERMISSION ON APPROX. 1.2 ACRES**



**Conveniently located in an area of natural beauty in Slieve Gullion.  
Full Planning Consent was granted in November 2021 for a  
2 Storey dwelling and detached garage.**

**Guide Price: - Offers around £195,000  
Closing date for offers: - Thursday 19<sup>th</sup> March 2026**

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**(028) 302 66811**  
**www.bestpropertyservices.com**

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

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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.

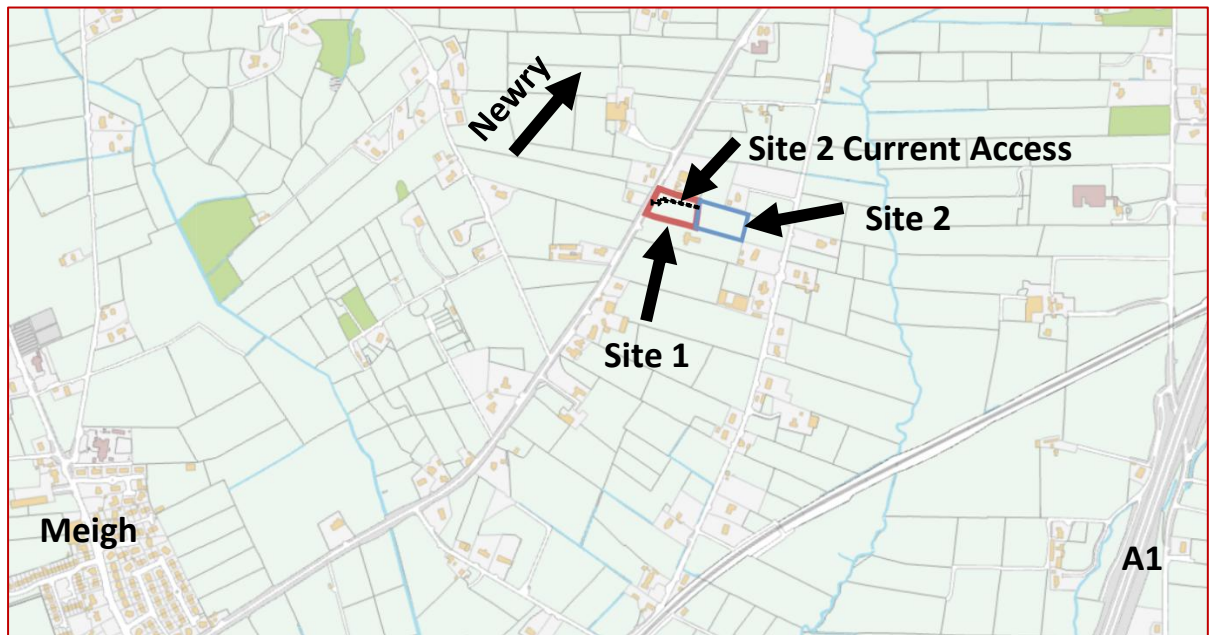
The proposed layout allows for:

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

## ❑ LOCATION

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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

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Full planning consent was granted 52m North of No.88 Forkhill Road, Newry in November 2021 (Planning Ref LA07/2023/2791/F) with a five year expiry for the proposed erection of a two storey dwelling and detached garage extending to approximately 5000sqft.

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

## ❑ AREA, ADDITIONAL LANDS & ACCESS

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Site 1 area extends to approximately 1.2 Acres as shown in red on the map above.

The vendor has an additional 1.3 acres shown in blue on the map above, (Site 2). These lands have a planning approval for a dwelling and garage, approved in March 2008. The foundations have been excavated to ensure the continuity and validity of the extant planning permission, demonstrating the lawful commencement of the approved development.

If the sites are sold separately, Site 2 to the rear can be provided access via site 1 through a formal shared access arrangement, subject to the necessary legal agreements and approvals. Should the purchaser of site 1 require sole ownership with no third-party rights of access, site 2 would secure the necessary planning permission for an alternative access arrangement directly from Low Road. Intending purchasers are requested to stipulate their preference. Further drawings and elevations for site 2 are available upon request.



## ❑ OFFERS

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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

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

## ❑ VIEWING

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By inspection on site at any time.

## ❑ GUIDE PRICE

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Offer around £195,000

## ❑ CLOSING DATE FOR OFFERS

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Thursday 19<sup>th</sup> March 2026





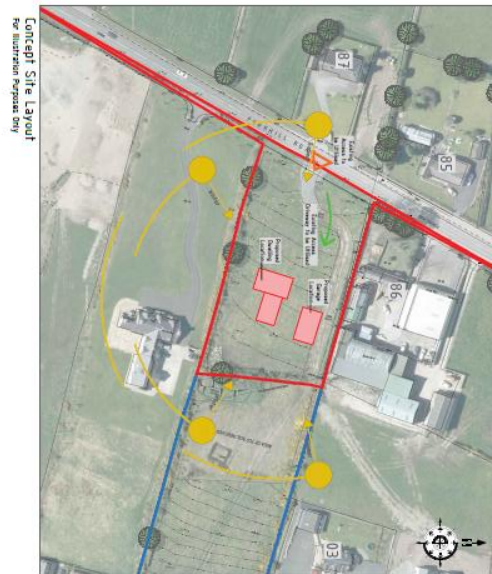


**Ground Floor**



**1st Floor**





BOLD - 21 - 513 PLS. # 427	2014/09/19 IN P-211	12/15/2014 A
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**Proposed Dwelling Front Elevation**  
Scale 1/100



**Proposed Dwelling Side Elevation**  
Scale 1:100

Dwelling Specifications	
- Ground Floor Area:	2316.5m <sup>2</sup> (23734ft <sup>2</sup> )
- First Floor Area:	213.30m <sup>2</sup> (2267ft <sup>2</sup> )
- Total:	4713.5m <sup>2</sup> (50734ft <sup>2</sup> )
- Dwelling Ridge Height:	0.50m (from FFU)
- FFL: 59.00	

Material Finishes	
- Walls: Smooth rendered plaster finish (Off-White)	
- Roofs: Natural Grey / Black slates	
- Rain Water Gutter: Moulded Aluminium (Grey / Black)	
- Windows: Hardwood Casement (Dark Grey)	
- Doors: Painted Hardwood Front and Rear Doors (Black)	
- Porch Doors: Cast Aluminium (Black/Grey)	



### Proposed Dwelling Rear Elevation



### Proposed Dwelling Side Elevation

1	described teaching plans and procedures	40	100.00
2	described teaching plans, procedures and their impact	40	100.00
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**David**  
**Mr. Pollock**

**Planning Application Drawings:**

**Job Description:**

Proposed Erection of a Rural Infill Detached Dwelling House With Attached Detached Detachable Garage and Attached Landscaping Located upon Land Adjacent to and Approximately 50m North of 3600, Fossil Hill Road, Cloncyra, Agnewville, Newry, Co. Antrim. NINEED, 01755 007.

<p><b>Prepared Drawing Exemptions and Specifications</b></p>			
<p>Drawn By: P23</p>	<p>Checked By: BFK</p>	<p>Date: 02 Oct 2021</p>	<p>Date in calendar: 02/10/21</p>

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 Martin Weiss  
 U.S. Investors Brief  
 May, 2006

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<u>FILE REF</u> EGL - 21 - 593	<u>GRADING No</u> PL-04	<u>REVISION</u> 3
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Door Size Specifications		Material Finishes	
- Ground Floor Area:	75,000 m <sup>2</sup> (80947)	- Walls: Granite Stone	Walls: Stone
- First Floor Area:	68,000 m <sup>2</sup> (73497)	- Rail: Natural Grey Brick	Rail: Natural Grey Brick
- Total:	143,000 m <sup>2</sup> (15447)	- Rain Water Gutter: Powdered Aluminum	Gutter: (Black)
- Gate: Heavyd Cement	(Dark Grey)	- Windows: Heavyd Cement	Windows: (Black)
- Garage: Painted	(Heavyd and Rear Door: (Black)	- Garage Door: Last Aluminum Roller Door	Garage Door: (Black/Grey)
- Floor: 5139	6.50m (from FFL)		



1	Completed Faculty Term, Semester and Day (year)	By	2013
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