



G/26/021

**FOR SALE  
HARBOUR ROAD  
KILKEEL  
CO DOWN**

**BUILDING SITE WITH FULL PLANNING PERMISSION FOR 2 SEMI DETACHED  
DWELLINGS ON APPROXIMATELY 0.34 ACRES**



**This site is well situated within the town of Kilkeel, within walking distance to the local primary school, leisure center and other amenities.**

**Guide Price:- Offers around £115,000  
Closing Date For Offers:- Thursday 28<sup>th</sup> May 2026**

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**(028) 302 66811**  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

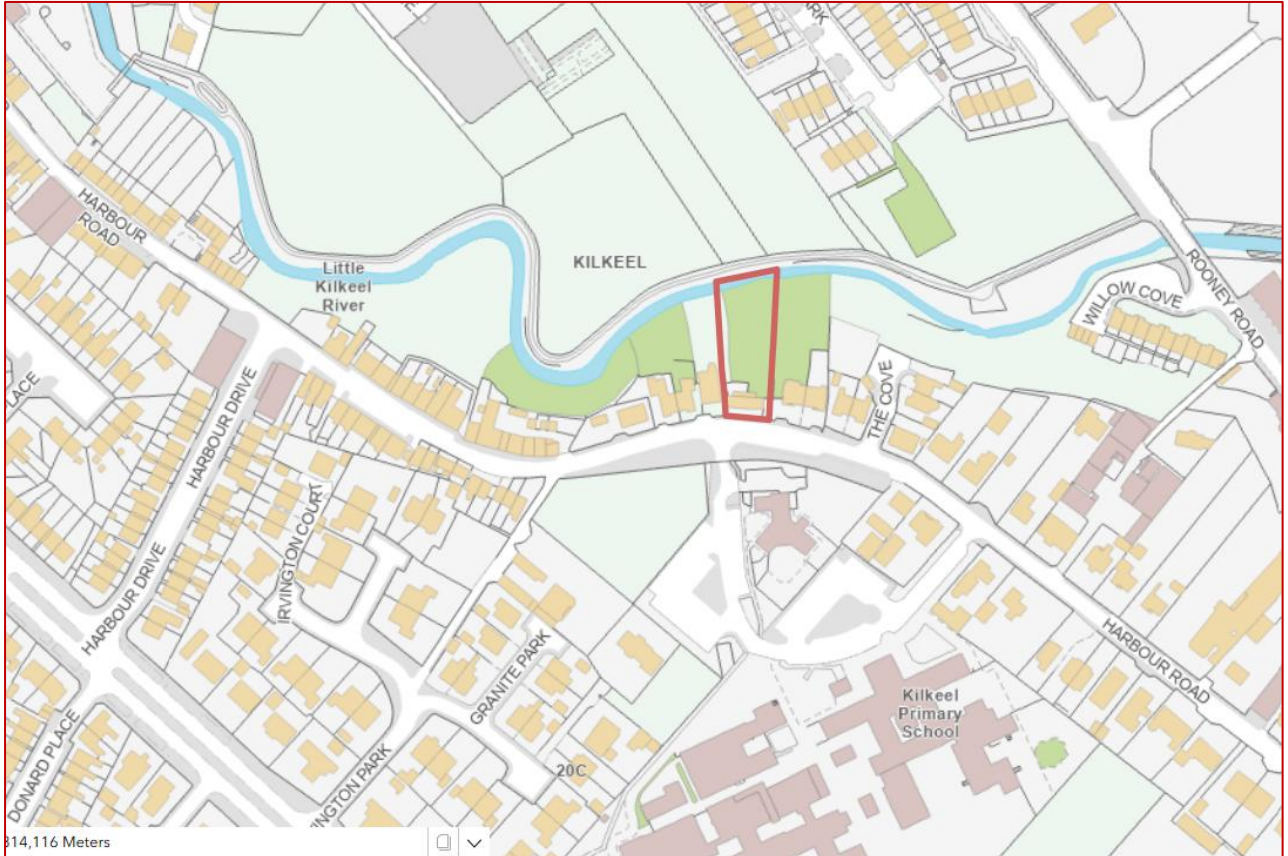
**BESTPROPERTYSERVICES (NI) LTD**  
108 Hill Street, Newry, Co Down,  
BT34 1BT  
e-mail – [info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)

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.

## ❑ LOCATION

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From Killeel town centre take the Harbour Road for approximately 0.2 miles and the land in sale is located on your left hand side.



## ❑ PLANNING

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Full planning consent was approved (5 year expiry) for 2 semi detached 4 bed dwellings, granted in March 2025 under Planning Ref: LA07/2023/3256/F

Solution Engineer Report for NI Water (Current expiry date June 2026) & Bat Survey Report available upon request.

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

## ❑ AREA

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The site area extends to approximately 0.34 acres.

## ❑ 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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S.G Haughian, 57 Newcastle Street Kilkeel BT34 3AF [info@sghaughian.com](mailto:info@sghaughian.com)

## ❑ VIEWING

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By inspection at any time



**❑ GUIDE PRICE**

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Offer around £115,000

**❑ CLOSING DATE FOR OFFERS**

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Thursday 28<sup>th</sup> May 2026

## Contact

**Garry Best**

[garry@bestpropertyservices.com](mailto:garry@bestpropertyservices.com)  
02830254964

**James Rice**

[james@bestpropertyservices.com](mailto:james@bestpropertyservices.com)  
02830254973

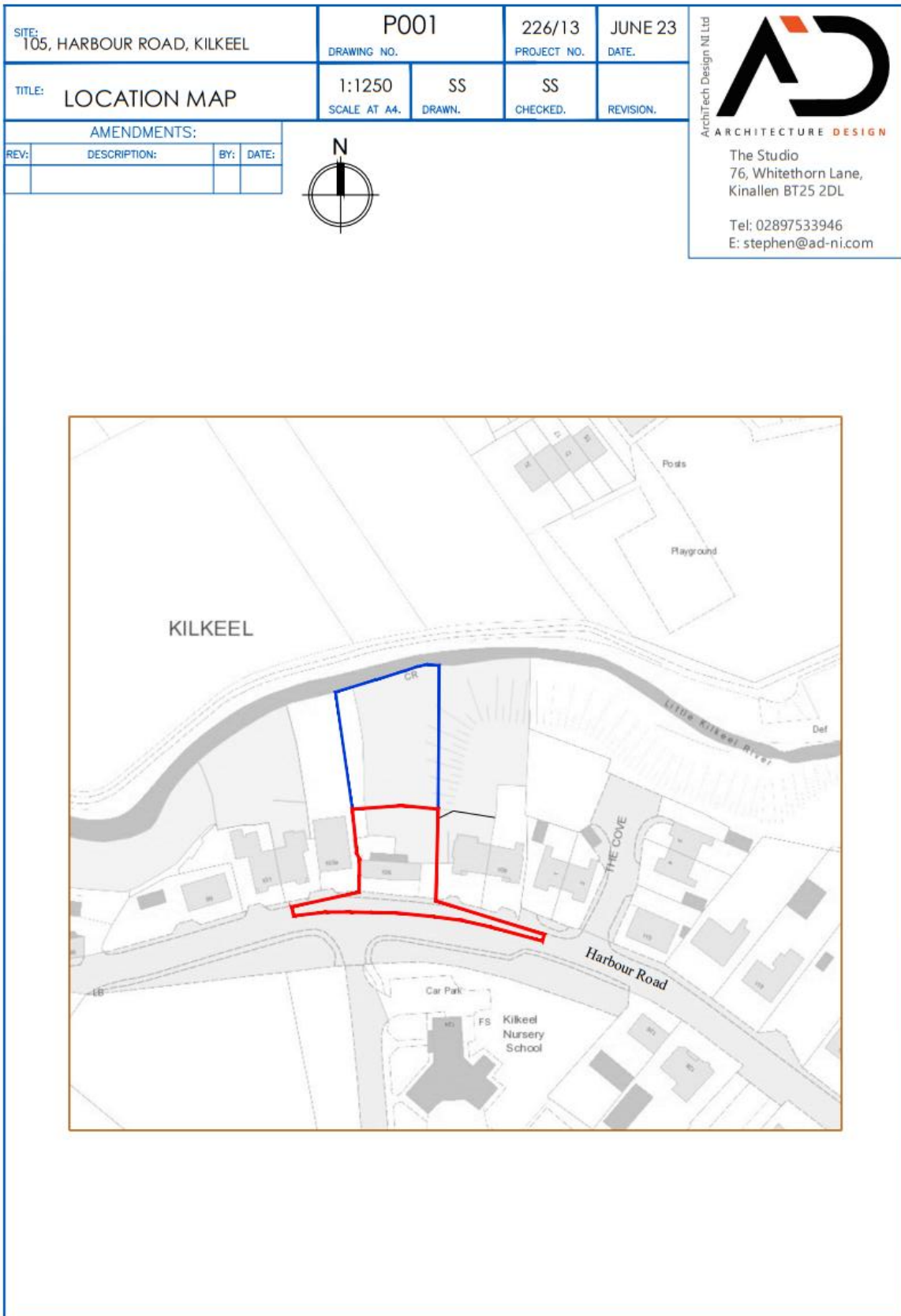
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108 Hill Street, Newry, Co. Down, BT34 1BT  
Tel: 028 30266811

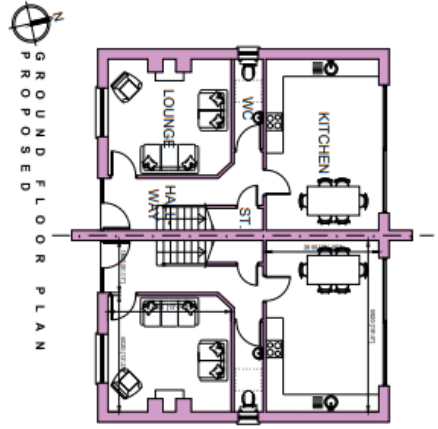
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## ❑ SITE MAP



# DRAWINGS & ELEVATIONS



GROUND FLOOR PLAN  
PROPOSED



FIRST FLOOR PLAN  
PROPOSED



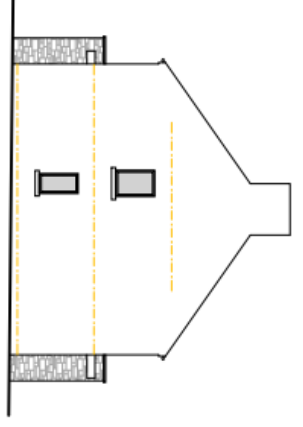
SECOND FLOOR PLAN  
PROPOSED



FRONT ELEVATION  
PROPOSED



REAR ELEVATION  
PROPOSED



SIDE ELEVATION  
PROPOSED



SIDE ELEVATION  
PROPOSED

**Notes:**

1. VISUAL IMPACT STATEMENT ATTACHED TO THIS DRAWING SET.
2. THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL SERVICES PROVIDED BY ARCHITECTS, ENGINEERS, LANDSCAPE ARCHITECTS AND OTHER PROFESSIONALS CONSULTING WITH THE ARCHITECT.

**PROPOSED FINISHES**

ROOF - NATURAL SLATE  
 WALLS - SMOOTH PLASTERSTONE  
 WINDOWS - LIGHT CASING  
 DOORS - OFF-COLOURED SLIDING  
 FINISHES - GRC

NO.	DESCRIPTION	REV.	DATE
1	PLANNING ISSUE		



**AD**  
The Architects  
105 Harbour Road, Kluksel  
Kendal, BT25 2DE  
Tel: 01534 513946  
E: info@ad-uk.com

105 Harbour Road, Kendal, Cumbria, LA20 9JN

CLIENT: MR PAUL CHAMBERS

PROJECT	PROPOSED SEMI-DET. DWELLINGS 105, HARBOUR RD, KLUKSEL
TITLE	PROPOSED PLANS & ELEVATIONS
SCALE	1:100
DATE	APR 23
DESIGN	SS
REVISION	SS
PROJECT NO.	226/13
PO22	



SITE: 105, HARBOUR ROAD, KILKEEL		P004		223/13		JUNE 23	
		DRAWING NO.		PROJECT NO.		DATE.	
TITLE: SITE PLAN - PSD DRAWING		1:500		SS		A	
		SCALE AT A4.		DRAWN.		CHECKED.	
AMENDMENTS:							
REV:	DESCRIPTION:	BY:	DATE:				

ArchTech Design NI Ltd  
**AD**  
 ARCHITECTURE DESIGN

The Studio  
 76, Whitethorn Lane,  
 Kinallen BT25 2DL

Tel: 02897533946  
 E: stephen@ad-ni.com



2.0m wide footpath across entire site frontage ■

