

**FOR SALE
TIERKELLY HILL ROAD
BALLYRONEY
BANBRIDGE**

**EXCELLENT DEVELOPMENT SITE WITH FULL PLANNING PERMISSION ON
APPROX 1.5 ACRES FOR SALE**



An exciting opportunity to acquire a prime development site with full planning consent for 5 units. Planning consents the erection of 2 semi detached and 3 detached dwelling.

GUIDE PRICE:- Offers around £195,000

CLOSING DATE FOR OFFERS: - Thursday 23rd July 2026

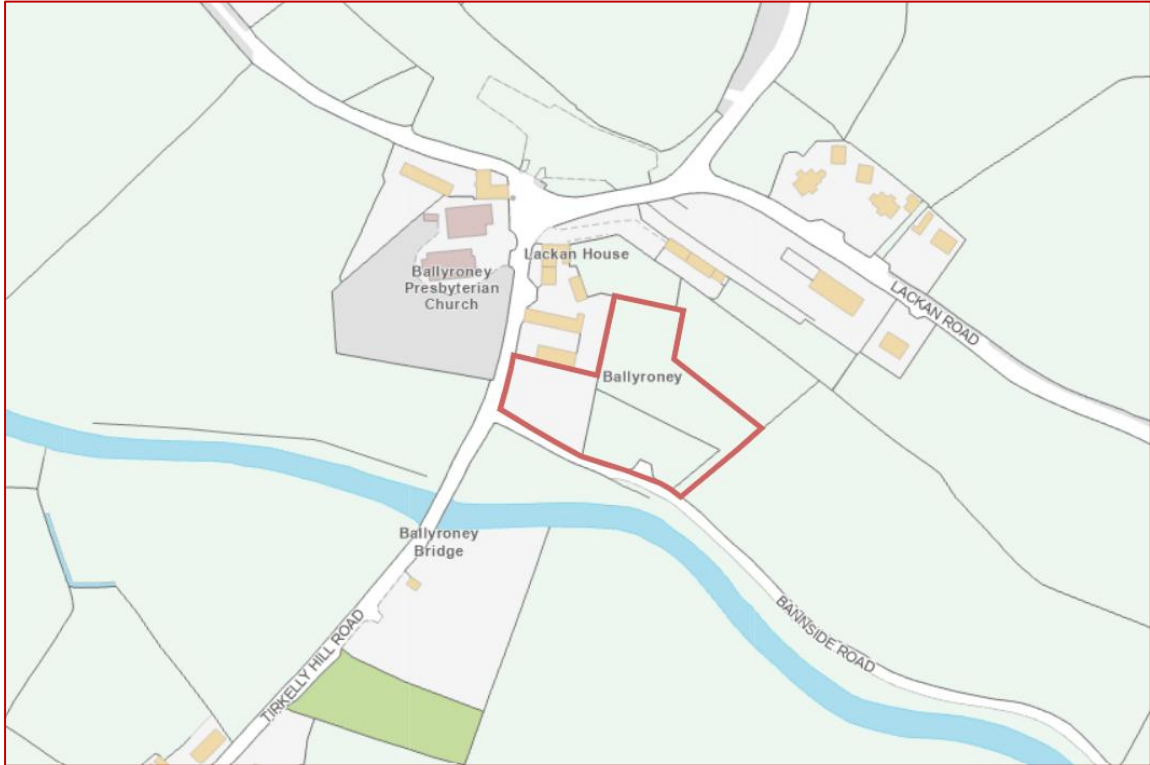
(028) 302 66811
www.bestpropertyservices.com

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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.

❑ LOCATION

From Ballyroney take the Tierkelly Road and turn left onto the Bannside road and the lands in sale are located immediately on your left.



❑ PLANNING

Full Planning Consent was granted in November 2024.

The site extends to approximately 1.5 acres. Full Planning ref: LA08/2020/1133/F has been granted for the erection of 5 residential dwellings with associated site works.

This includes:-

- 3 detached houses
- 2 semi-detached houses

Each dwelling will have their own septic tank & soakaway within the boundaries as indicated on the site plan.

Intending purchasers are advised to seek their own independent advice on the planning.

❑ RIGHT OF ACCESS

The vendor prefers to retain a right of access over the proposed development road to a plot of land beyond the proposed hammerhead extending approximately 0.6 acres.

❑ 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.

❑ TITLE

The lands are comprised within part of folio 33039 Co. Down (Part B).

❑ VIEWING

By inspection at any time.



❑ VENDOR'S SOLICITOR

Fisher & Fisher, 1 Newry Street Rathfriland, BT34 5PY
law@ffsolicitors.com

❑ GUIDE PRICE

Offers around £195,000

❑ CLOSING DATE FOR OFFERS

Thursday 23rd July 2026

Contact

Garry Best

garry@bestpropertyservices.com
02830254964

James Rice

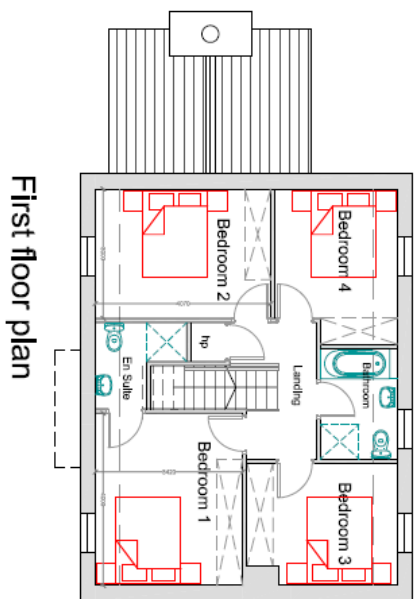
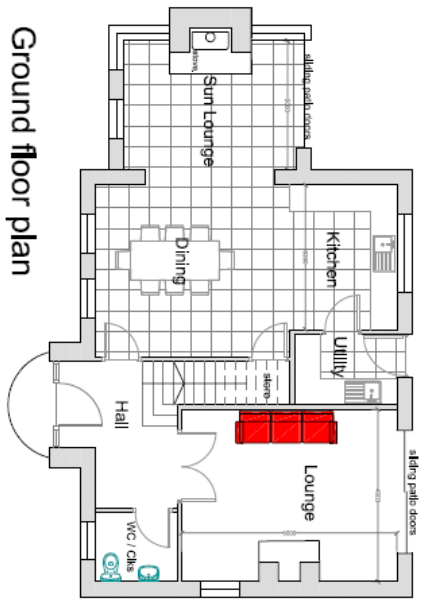
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DRAWINGS & ELEVATIONS



Ground floor plan
Detached - plot 1
144 sq m / 1550 sq ft

First floor plan

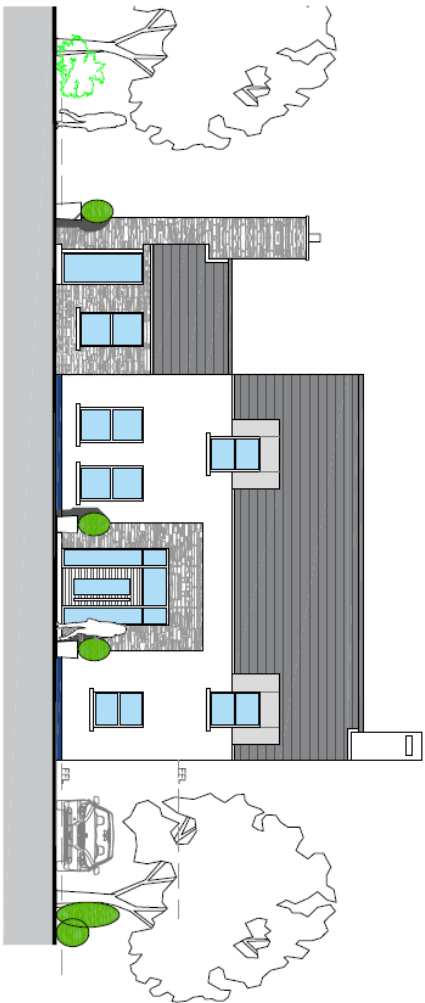
AMENDMENT	A (After Amends 08/10/21)

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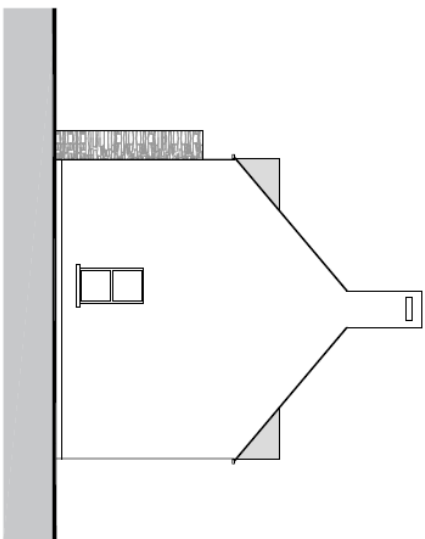
PROJECT	RESIDENTIAL DEVELOPMENT, BANNISTER ROAD, TRINELLY ROAD, DUBLIN 15
CLIENT	MR J LAMK
DRAWING NUMBER	PROPOSAL PLAN - PLOT 1
AMENDMENT	A
DATE	20/07/20
SCALE	1:100
DRAWN BY	JH
CK	JM

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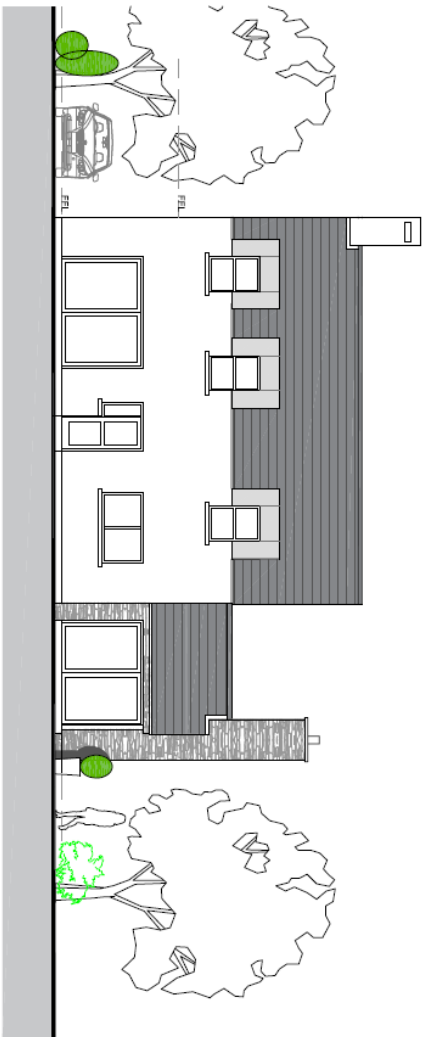




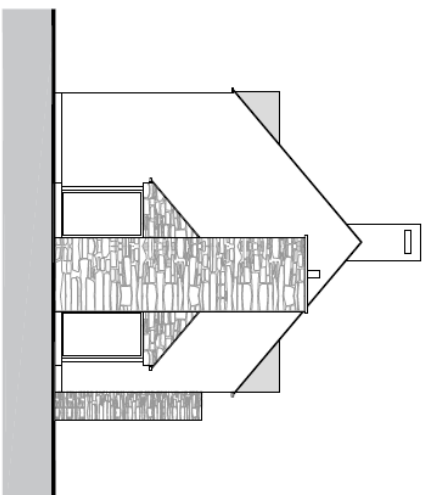
Front Elevation



Side Elevation 1



Rear Elevation



Side Elevation 2

- Plot 1 finishes schedule**
- Roof - black / dark grey concrete tile / slate
 - Tricolor (CEA) single ply membrane to dormer windows
 - Walls - render finish with stone to front porch & sun lounge
 - engineering blue brick piling
 - Rainwaterfall goods - black

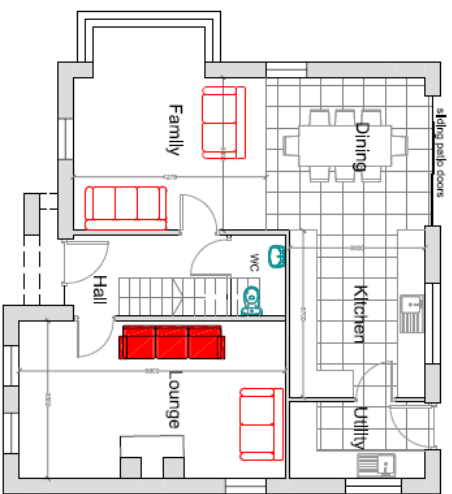
AMENDMENT	A	Issue Approved On	10/21/14

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PROJECT	RESIDENTIAL DEVELOPMENT, BANBRIE ROAD/TIMBELLY ROAD, BALVAUGHNEY
CLIENT	IAN JAMES
DRAWING NUMBER	PROPOSED ELEVATIONS - PLOT 1
DRAWING NUMBER	428 CL 1001 11
AMENDMENT	A

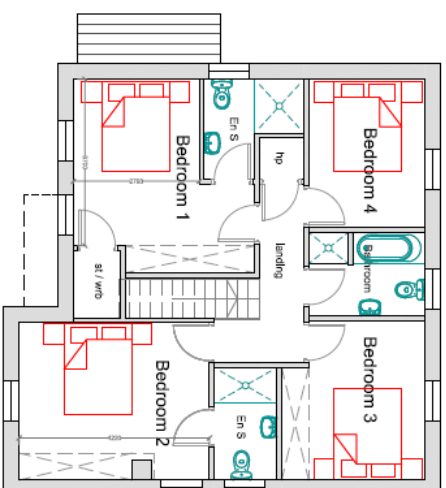
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Ground floor plan

Detached - plots 2 & 3
150 sq m / 1615 sq ft



First floor plan

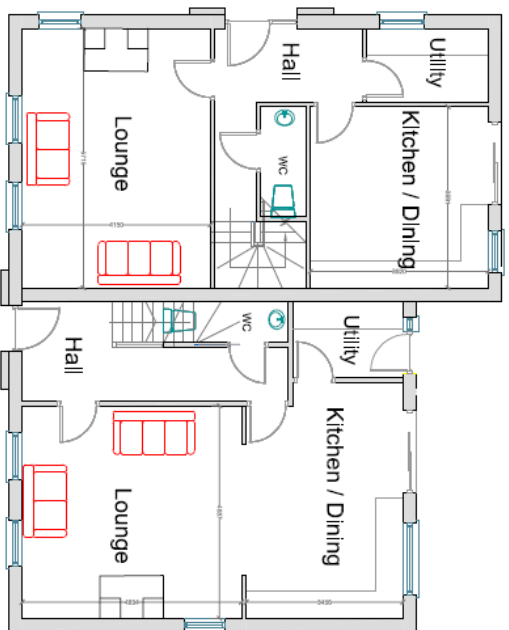
AMENDMENT	A	17/07/2018	JH

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PROJECT	RESIDENTIAL DEVELOPMENT	BARRIBOE ROAD / TRINELLY ROAD, SALTNOCK					
CLIENT	MRS. MANK						
DRAWING	PROPOSED PLANS - PLOTS 2 & 3						
DRAWING NUMBER	422 CL 1001 12	DATE	20/07/20	SCALE	1:100	DRAWN BY	JH
AMENDMENT	A						

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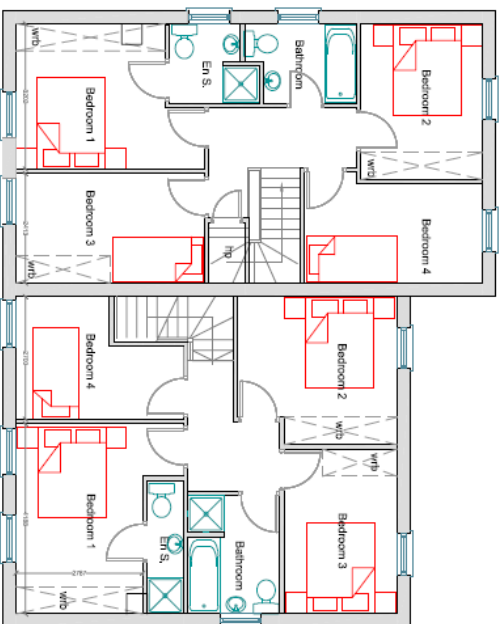




Ground floor plan

PLOT 4

PLOT 5



First floor plan

PLOT 4

PLOT 5

plots 4 - 4 bed Semi Det
116 sq m / 1248 sq ft

plot 5 - 4 bed Semi Det
116 sq m / 1248 sq ft

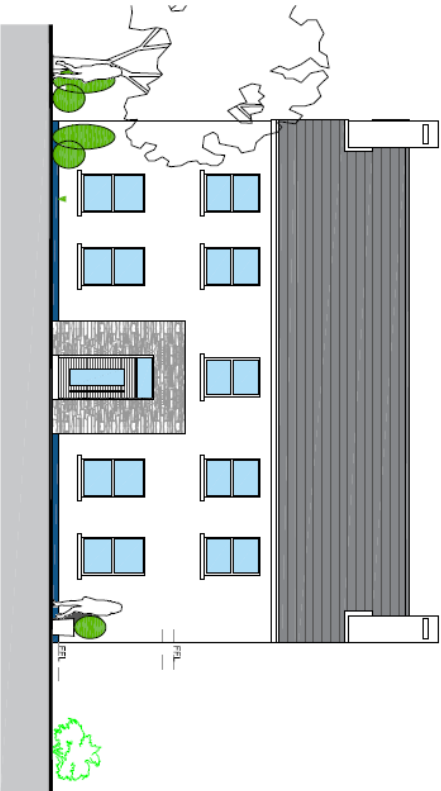
AMENDMENT	A. Minor amendments to plan of plot 4 (30/09/20) JH
	B. Minor Amendments (08/10/21) JH

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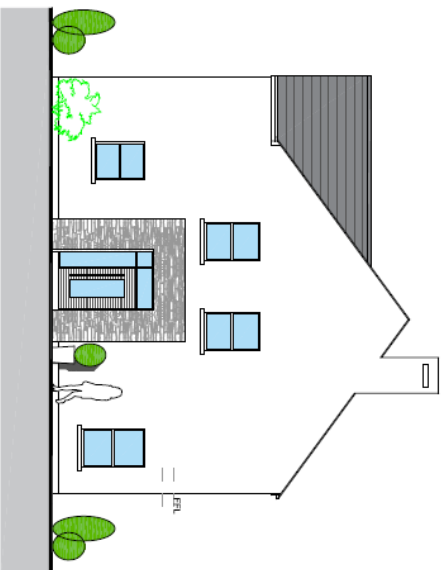
PROJECT	RESIDENTIAL DEVELOPMENT - GANNIDE ROAD / THIBELLY ROAD BALLINACRY
CLIENT	MRS J. MAHON
DRAWING NUMBER	PROPOSED PLANS - PLOTS 4 & 5
DRAWING NUMBER	422 CL (90) 14
AMENDMENT	B
DATE	20/07/20
SCALE	1:100
DRAWN BY	JH
CHECKED BY	AH



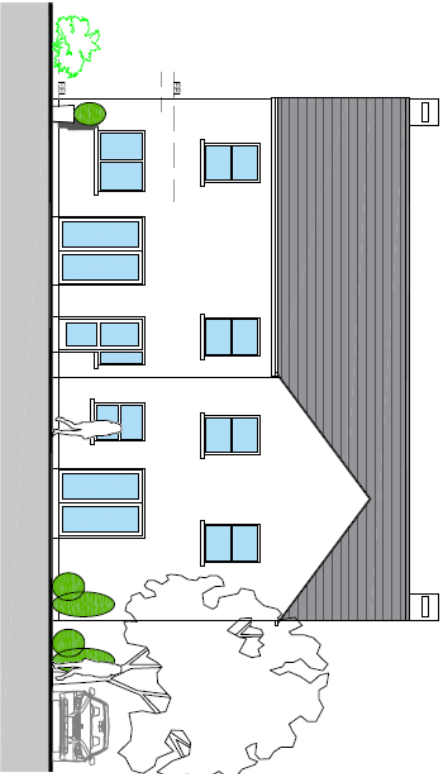
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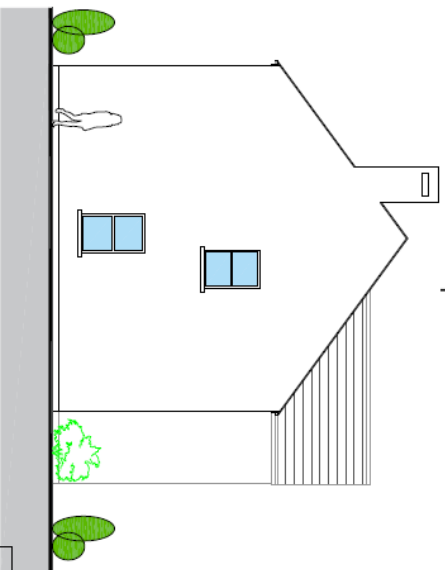
Front Elevation



Side Elevation - plot 4



Rear Elevation



Side Elevation - plot 5

PLOTS 4 & 5
Finishes schedule
 Roof - black / dark grey concrete tile / slate
 Walls - render/finish with stone to porches
 - engineering blue brick plinth
 Rainwater goods - black

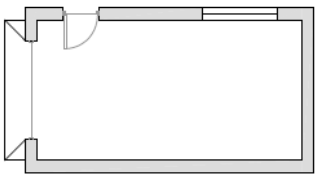
AMENDMENT	A	Minor amendments to rear elevation of Plot 5 (100/00/20) J4
AMENDMENT	B	Minor Amendments (20/10/21) J4
AMENDMENT		
AMENDMENT		

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PROJECT	RESIDENTIAL DEVELOPMENT - BANNING ROAD/TINKELLY ROAD BALLINROBEY
CLIENT	MRS J. JAMES
DRAWING	PROPOSED ELEVATIONS - PLOTS 4 & 5
DRAWING NUMBER	422 (C. 08/19)
DATE	20/07/20
SCALE	1:100
DRAWN BY	JH
CHECKED BY	AH
AMENDMENT	B

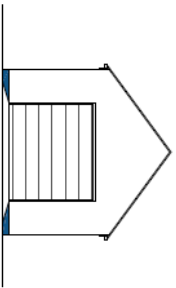
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 BELFAST BT17 5LX
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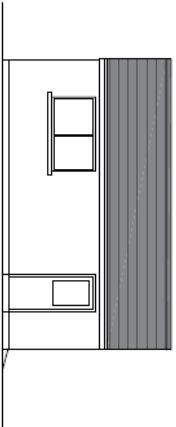


Plan

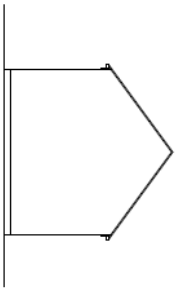
Finishes schedule
 Roof - black / dark grey concrete tile / slate
 Walls - render finish
 - engineering blue brick plinth
 Rainwater goods - black



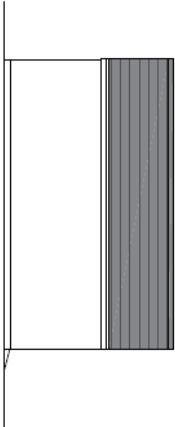
Front Elevation



Side Elevation 1



Rear Elevation



Side Elevation 2

AMENDMENT	A Garage 1 number (08 19 21) A1

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PROJECT	RESIDENTIAL DEVELOPMENT, BANBRIDGE ROAD, TRINELLY ROAD, BALLYRONEY			
CLIENT	MR JAMAR			
DRAWING	GARAGE PLAN & ELEVATIONS			
DRAWING NUMBER	422 CL 00 15	DATE	20/07/20	SCALE
AMENDMENT	A	DRAWN BY	JK	CHECKED BY

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