



G/26/033

**FOR SALE  
16 NEWRY STREET  
NEWTOWNHAMILTON  
CO. ARMAGH  
BT35 0AB**

**EXCELLENT DEVELOPMENT SITE WITH FULL PLANNING PERMISSION ON  
APPROX 0.3 ACRES FOR SALE**



**An exciting opportunity to acquire a prime development site with full planning consent for 5 units. Planning approves the erection of 4 apartments and 1 detached dwelling.**

**GUIDE PRICE:- Offers around £160,000  
CLOSING DATE FOR OFFERS: Tuesday 11<sup>th</sup> August 2026**

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

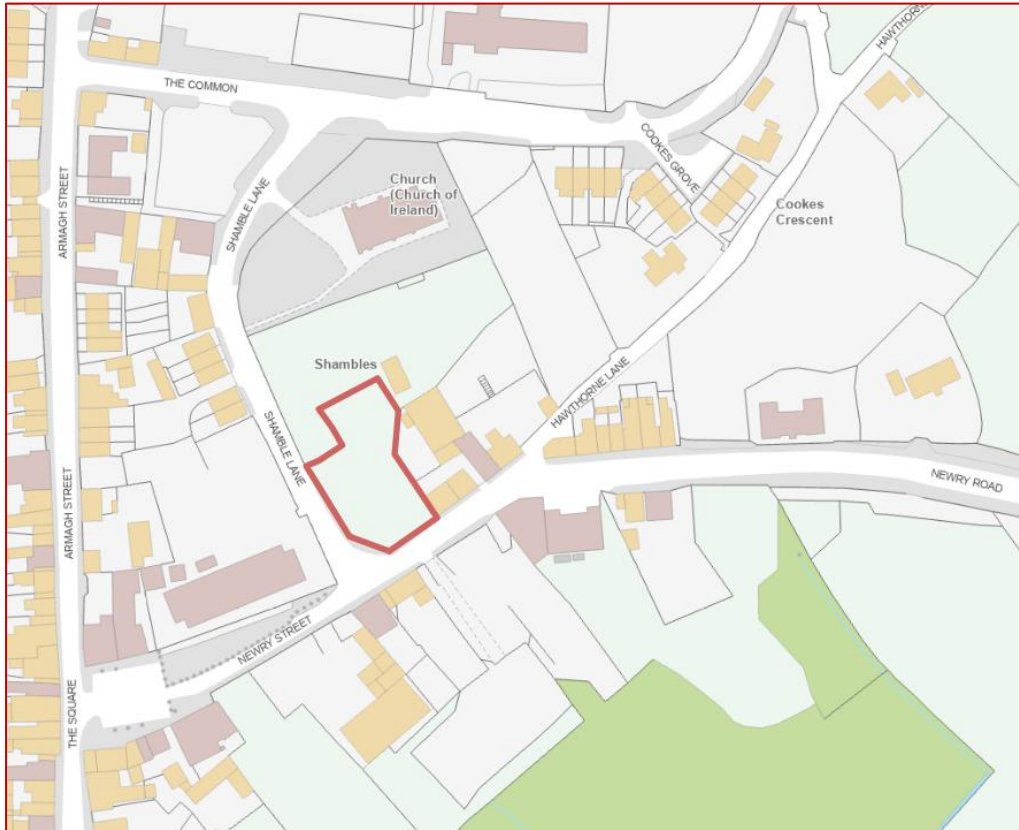
**BESTPROPERTYSERVICES (NI) LTD**  
108 Hill Street, Newry, Co Down,  
BT34 1BT  
e-mail – [info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)

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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Located on Newry Street adjacent to the Church of Ireland.



## ❑ PLANNING

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Full Planning Consent was granted on 20<sup>th</sup> August 2021 (five year expiry).

Full Planning ref: LA07/2019/1075/F has been granted for the erection of 4 apartments & 1 residential dwelling with associated site works.

The site entrance is being relocated. Planning Reference LA07/2024/1486/F  
The vendor has advised us that they will dig the founds and get Building Control approval prior to 20<sup>th</sup> August 2026.

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

## ❑ AREA

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The site extends to approximately 0.3 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.

## **❑ VACANT POSSESSION**

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Vacant possession will be granted to the successful purchaser on completion.

## **❑ VIEWING**

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By inspection on site.



## **❑ VENDOR'S SOLICITOR**

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Michael Grant, Campbell & Grant, 17 Sugar Island Newry BT35 6HT  
michael@campbellandgrant.com

**❑ GUIDE PRICE**

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Offers around £160,000

**❑ CLOSING DATE FOR OFFERS**

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Tuesday 11<sup>th</sup> August 2026

## Contact

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# SITE LAYOUT & ELEVATIONS

