



G/20/004

**FOR SALE  
CHURCH ROAD  
NEWRY  
CO DOWN  
BT35 6NX**

**APPROVED BUILDING SITE EXTENDING TO APPROXIMATELY 0.34 ACRES**



**This site is situated fronting Church Road, approximately 50 metres east of St Luke's Church, approximately 0.5 mile off the Armagh Road and approximately 1.7 miles north of the A1 motorway.**

**Outline Planning Consent was granted for one dwelling (ridge height not to exceed 5.5 metres) in September 2017 under Planning Ref LA07/2017/0885/O).**

**Guide Price:- Offers around £70,000**

**(028) 3026 6811**  
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*Also at:- Armagh and Dundalk*

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 Newry take the Armagh Road and at the A1 roundabout continue on Armagh Road for 1.2 miles. Then turn right onto Church Road and the site is situated approximately half a mile on the left hand side to the rear of St Luke's Church.



## ❑ PLANNING

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Outline planning consent for one dwelling was granted under Planning Ref LA07/2017/0885/O.

The dwelling with ridge height not to exceed 5.5 metres to be built in the southern portion of the site.

## ❑ AREA

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The site area extends to approximately 46 metres x 30 metres, ie 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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Michael Gilfedder, Fisher & Fisher, 9 John Mitchel Place, Newry, Co Down.

## **❑ VIEWING**

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By inspection at any time

## **❑ GUIDE PRICE**

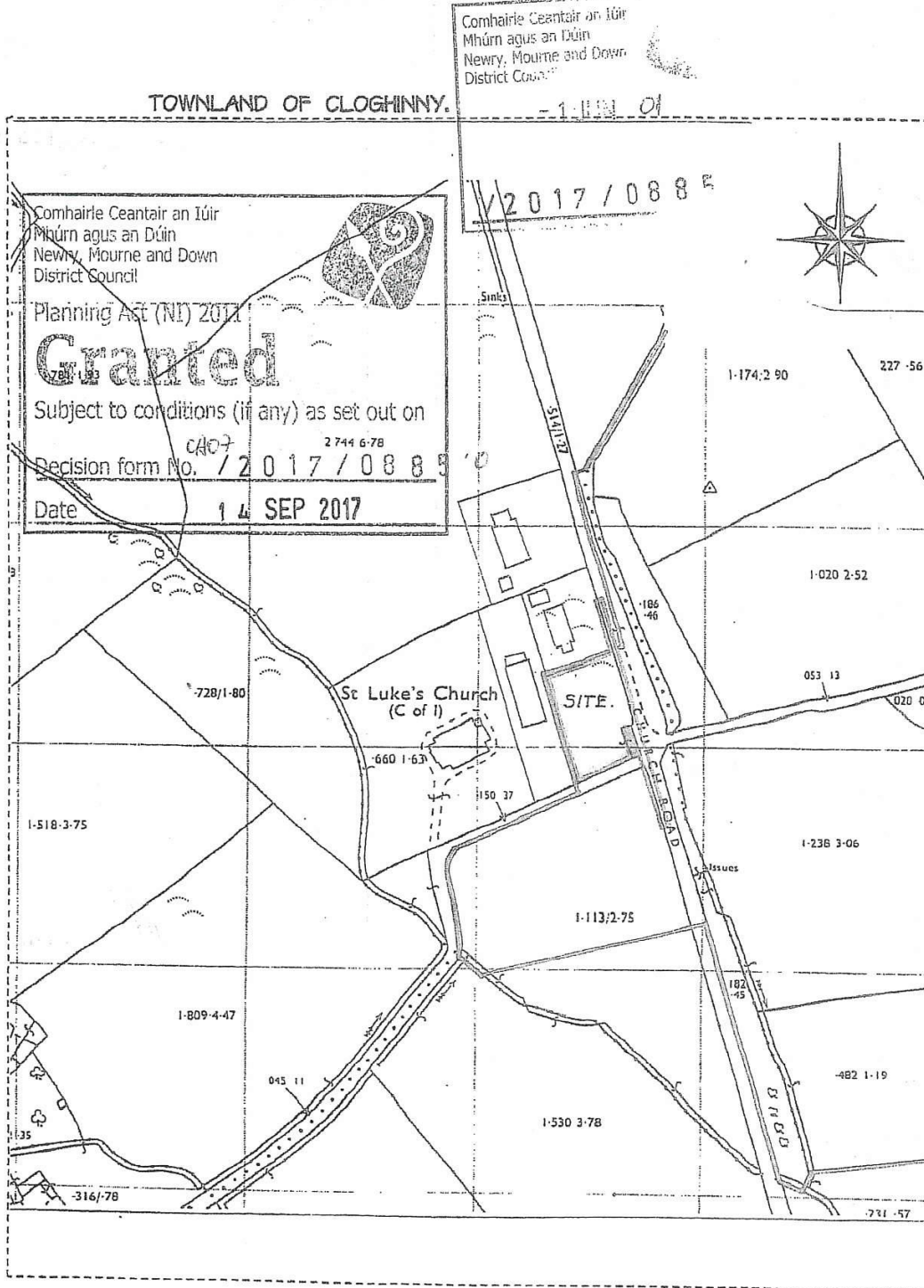
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Offer around £70,000

**□ SITE MAP**

PROPOSED SITE FOR DWELLING AND GARAGE AT CHURCH ROAD,  
NEWRY, FOR MR. RICHARD HENNING.

DRAWING NUMBER  
2170-01



**LOCATION MAP.**

SCALE : 1/2500 I.G. MAP 252-86W.

REPRODUCED FROM THE ORDNANCE SURVEY MAP OF NORTHERN  
IRELAND BY THE PERMISSION OF THE DIRECTOR AND CHIEF  
EXECUTIVE, DRAINAGE DEPARTMENT.

J. H. BINGHAM,

60 GRANSHA ROAD,  
RATHFRILAND.

TEL : (028) 4063 6543  
JUNE 2016.