



G/20/004

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

**BUILDING SITE WITH FULL PLANNING PERMISSION ON APPROXIMATELY  
0.34 ACRES**



**Full planning permission has been granted for this grand countryside  
bungalow & garage.**

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

**(028) 3026 6811**  
**www.bestpropertyservices.com**

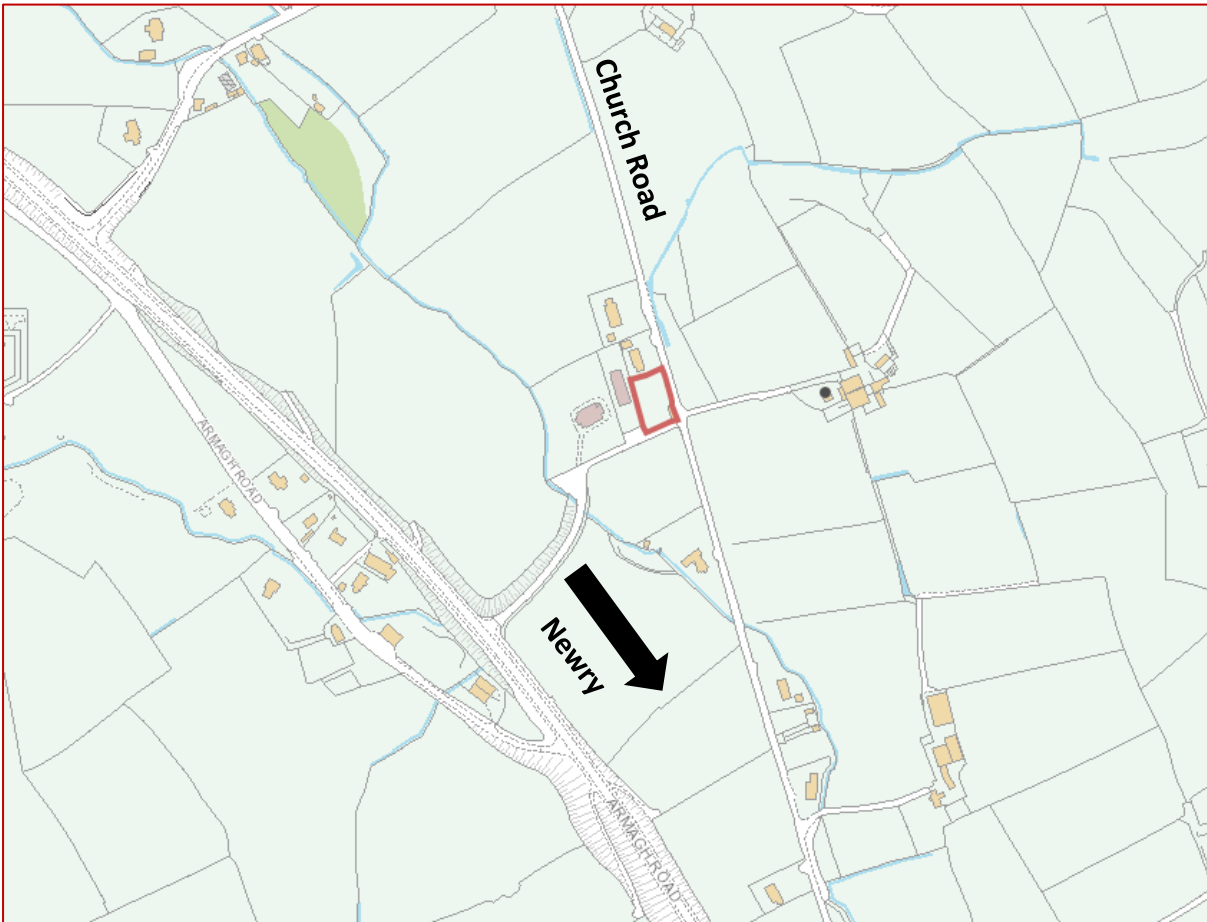
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: [land@bestpropertyservices.com](mailto:land@bestpropertyservices.com)  
Also at:- *Armagh and Dundalk*

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

---

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

---

Reserved matters were approved for a bungalow dwelling and detached garage, granted in August 2024 under Planning Ref: LA07/2024/0067/RM.

Prior to reserved matters, outline planning consent for one dwelling was granted in 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.

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

## **□ AREA**

---

The site area extends to approximately 46 metres x 30 metres, ie approximately 0.34 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.



## **□ VENDOR'S SOLICITOR**

---

Michael Gilfedder, Fisher & Fisher, 9 John Mitchel Place, Newry, Co Down.

## **□ VIEWING**

---

By inspection at any time

## **□ GUIDE PRICE**

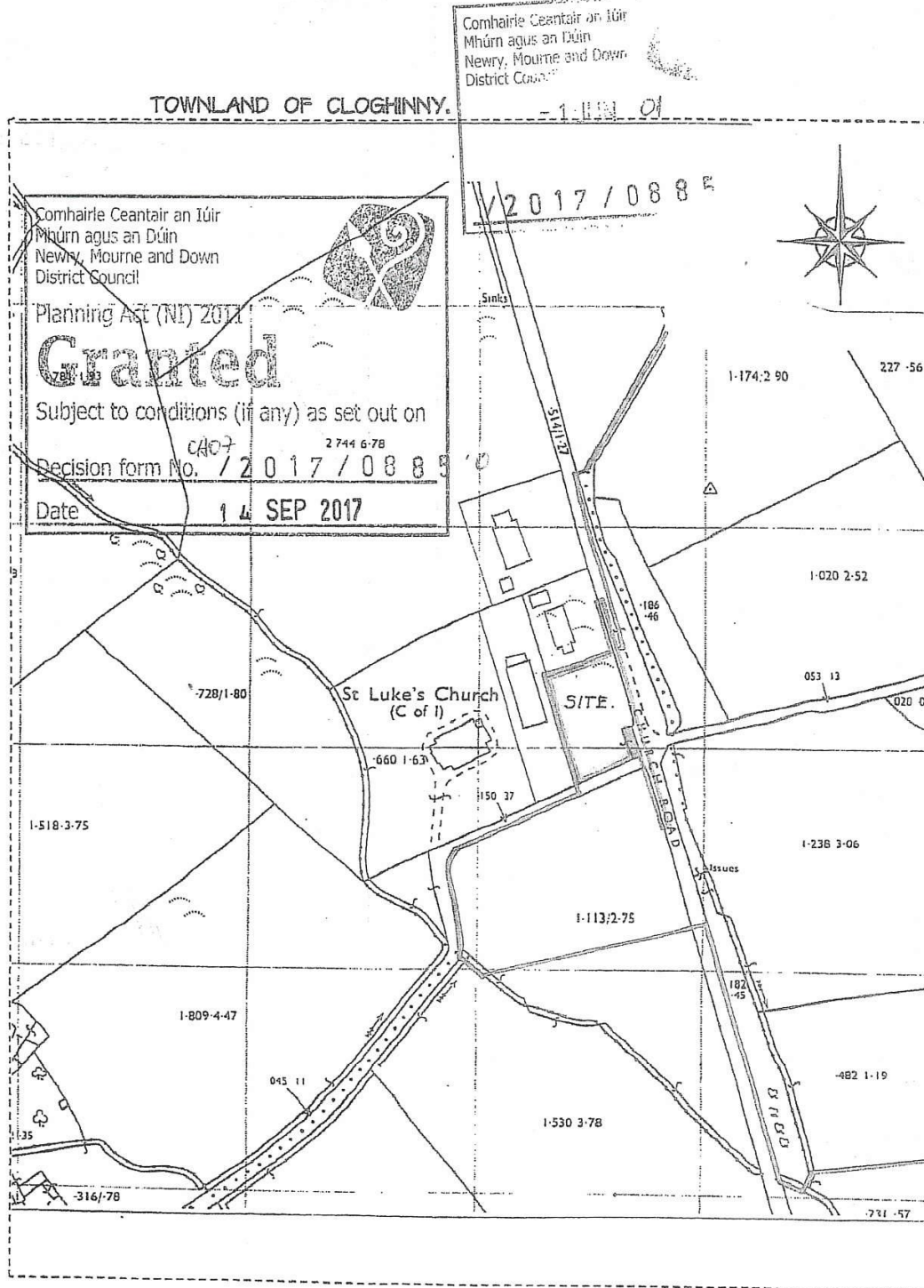
---

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.

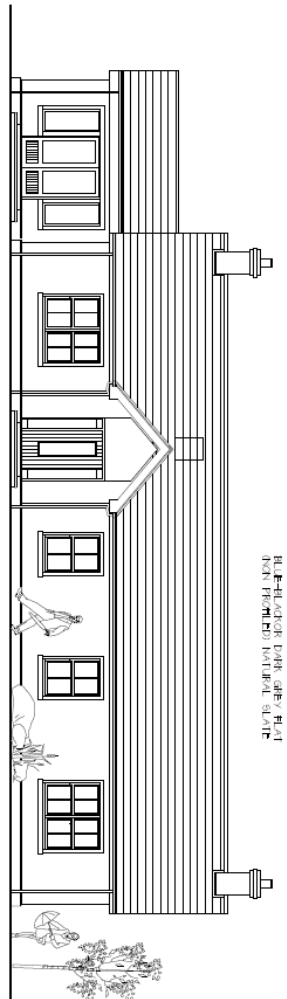
REPRODUCED FROM THE ORDNANCE SURVEY MAP OF NORTHERN  
IRELAND BY THE PERMISSION OF THE DIRECTOR AND CHIEF  
EXECUTIVE, DRAINAGE DEPARTMENT.

J. H. BINGHAM,

60 GRANSHA ROAD,  
RATHFRILAND.

TEL : (028) 4063 6543  
JUNE 2016.

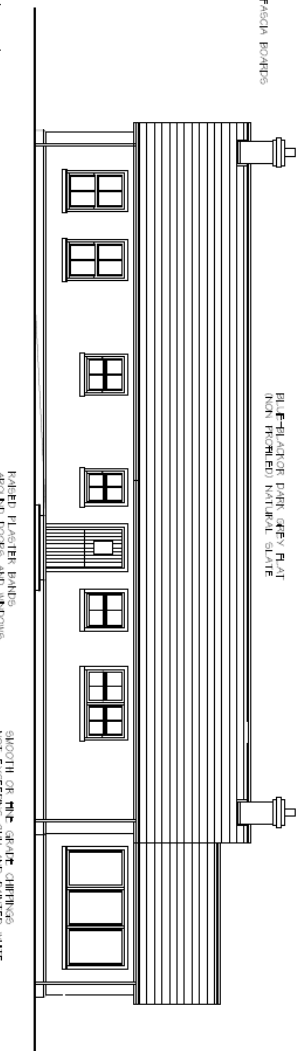
# DRAWINGS



BLUE-BLACK DARK GREY FLAT IRON FINISHED NATURAL SLATE

**FRONT ELEVATION (NORTH)**

THE DWELLING SHALL HAVE A ROOF HEIGHT OF LESS THAN 22M ABOVE FINISHED FLOOR LEVEL. ALONG THE ENTIRE FRONT TO THE CHURCH AND THE CHURCH WALL SHALL BE RETAINED AND FINISH UNEXPECTED BY THE PROPOSAL. THE EXISTING ROOFING BUILDING NOTED ON DRAWING NO 1/100 SHALL BE RETAINED. THE EXISTING ROOFING SHALL BE INCORPORATED INTO THE LAYOUT OF THE ORIGINAL PROPOSAL. THE EXISTING ROOFING SHALL BE INCORPORATED INTO THE ORIGINAL MATERIALS SHALL BE NATURAL SLATE ROOF, THREE WINDOWS AND DOORS AND ALUMINIUM GUTTERS. THE EXISTING ROOFING SHALL BE INCORPORATED INTO THE ORIGINAL MATERIALS SHALL BE NATURAL SLATE ROOF, THREE WINDOWS AND DOORS SHALL BE FLAT AND NON-RETAINED. ALL EXTERNAL WORKWORK INCLUDING EXTERNAL DOORS WINDOW FRAMES AND PASCOA BOARDS ETC SHALL HAVE AN ORANGE PAINTED FINISH AVOIDING THE USE OF VARNISH.



BLUE-BLACK DARK GREY FLAT IRON FINISHED NATURAL SLATE

SLOOTH OR THE GREAT CURTAINS NOT EXERCISING SHIP AND PAINTED WHITE

PAINTED PLASTER BANDS AROUND DOORS AND WINDOWS

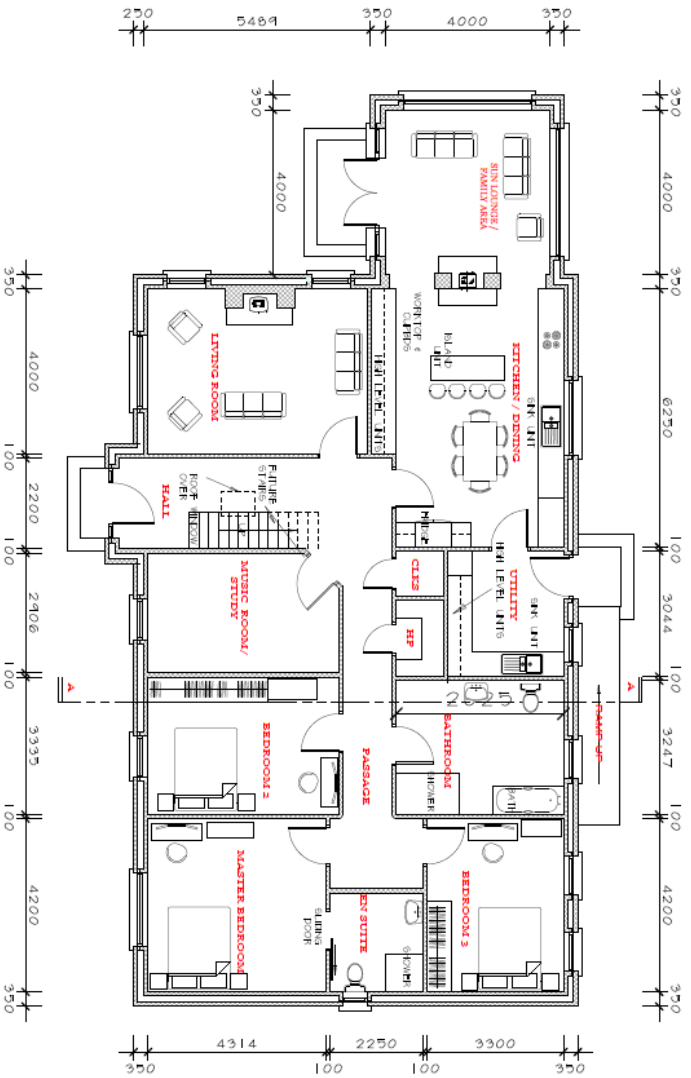
SLOOTH OR THE GREAT CURTAINS NOT EXERCISING SHIP AND PAINTED WHITE

**SOUTH ELEVATION (SOUTH)**

**ELEVATIONS**

THE DWELLING SHALL HAVE A ROOF HEIGHT OF LESS THAN 22M ABOVE FINISHED FLOOR LEVEL. ALONG THE ENTIRE FRONT TO THE CHURCH AND THE CHURCH WALL SHALL BE RETAINED AND FINISH UNEXPECTED BY THE PROPOSAL. THE EXISTING ROOFING BUILDING NOTED ON DRAWING NO 1/100 SHALL BE RETAINED. THE EXISTING ROOFING SHALL BE INCORPORATED INTO THE LAYOUT OF THE ORIGINAL PROPOSAL. THE EXISTING ROOFING SHALL BE INCORPORATED INTO THE ORIGINAL MATERIALS SHALL BE NATURAL SLATE ROOF, THREE WINDOWS AND DOORS AND ALUMINIUM GUTTERS. THE EXISTING ROOFING SHALL BE INCORPORATED INTO THE ORIGINAL MATERIALS SHALL BE NATURAL SLATE ROOF, THREE WINDOWS AND DOORS SHALL BE FLAT AND NON-RETAINED. ALL EXTERNAL WORKWORK INCLUDING EXTERNAL DOORS WINDOW FRAMES AND PASCOA BOARDS ETC SHALL HAVE AN ORANGE PAINTED FINISH AVOIDING THE USE OF VARNISH.

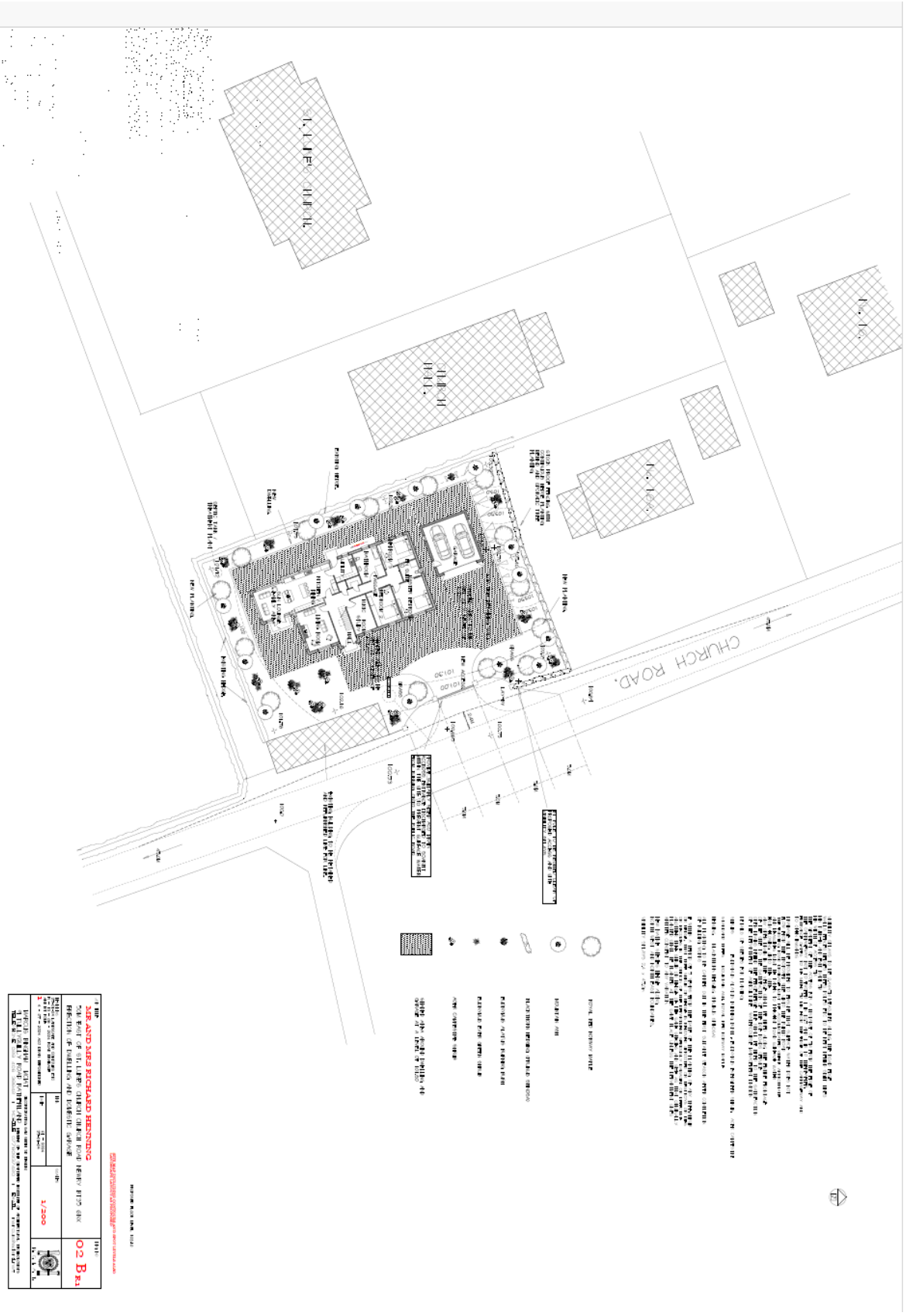
JOB TITLE		SCALE		
<b>MR AND MRS RICHARD HENNING</b>		<b>1/100</b>		
50M EAST OF ST. LAFRANCO CHURCH ROAD NEWRY BT35 6NX				
ERECTION OF DWELLING AND DOMESTIC GARAGE				
REFERENCE	DATE	SCALE		
<b>R</b>	08 - 07 - 2024 FORNIPAUL STRECKER REVIEWED	08 - 12 - 2023		
MARCUS BISHAM, ICAAT (INCORPORATED AND PARTNER) OF ARCHITECTURAL TECHNOLOGIES 4 TULLYVAULY ROAD RATHFELAND, DUBLIN 14 TEL: 01 408 9892 ; EMAIL: INFO@ARCHITECTURALTECHNOLOGIES.COM				



PLAN AS PROPOSED

PLAN AS PROPOSED

JOB TITLE <b>MR AND MRS RICHARD HENNING</b> 50M EAST OF ST. LUKE'S CHURCH ROAD NENRY BT35 6NX ERECTION OF DWELLING AND DOMESTIC GARAGE		DRAW NO <b>04</b>
PREPARED BY DATE 08 - 12 - 2023	SCALE <b>1/100</b>	
MARCUS PINGHAI NGAI INCORPORATING SUI SINH SO PHOU 9 TULLYGALLY ROAD RAITHFELIM MEMBER OF THE QUARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS TELEPHONE 028 408 38848 • MOBILE 07780537450 • EMAIL info@marcusngai.com		

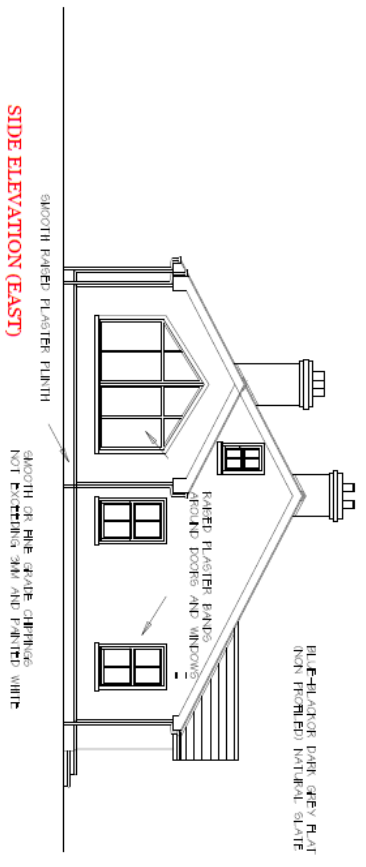


THIS PLAN IS PREPARED BY THE ARCHITECT FOR THE PURPOSES OF SUBMITTING TO THE CITY OF WASHINGTON FOR REVIEW AND APPROVAL. THE ARCHITECT ASSURES THAT THE PLAN IS ACCURATE AND COMPLETE AS SHOWN. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN MADE BY OTHER PROFESSIONALS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNLAWFUL ACTS OR OMISSIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT OR OTHER PARTIES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS IN THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS.

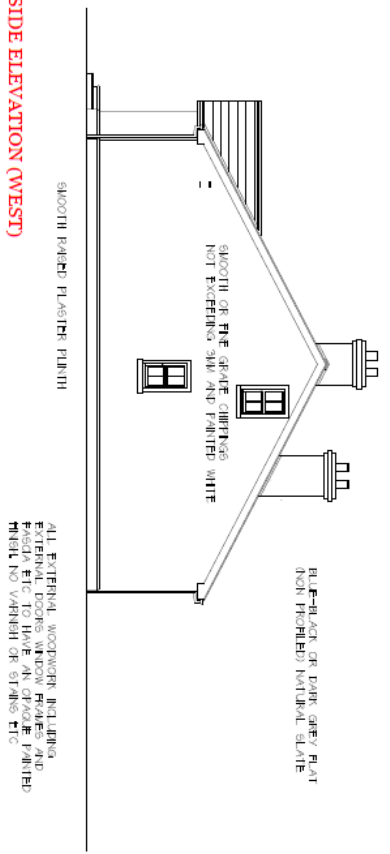
- EXISTING TREE
- NEW TREE
- ▨ EXISTING PAVED SURFACE
- ▩ NEW PAVED SURFACE
- ▧ EXISTING ASPHALT DRIVE
- ▦ NEW ASPHALT DRIVE
- ▤ EXISTING CONCRETE DRIVE
- ▣ NEW CONCRETE DRIVE
- ▢ EXISTING SIDEWALK
- ▧ NEW SIDEWALK
- ▦ EXISTING PLAYGROUND
- ▤ NEW PLAYGROUND
- ▣ EXISTING FENCE
- ▢ NEW FENCE
- ▧ EXISTING LIGHT FIXTURE
- ▦ NEW LIGHT FIXTURE
- ▤ EXISTING SIGN
- ▣ NEW SIGN

<b>MR. AND MRS. RICHARD HENNING</b>		1150
1150 CHURCH ROAD, N.W.		
DESIGN OF EXTERIOR AND INTERIOR WORK		<b>O2 B1</b>
DATE: 11/15/11	SCALE: 1/200	
PROJECT: ST. LAWRENCE CHURCH		
ARCHITECT: RICHARD HENNING ARCHITECTS, P.C.		
1150 CHURCH ROAD, N.W., WASHINGTON, D.C. 20004		

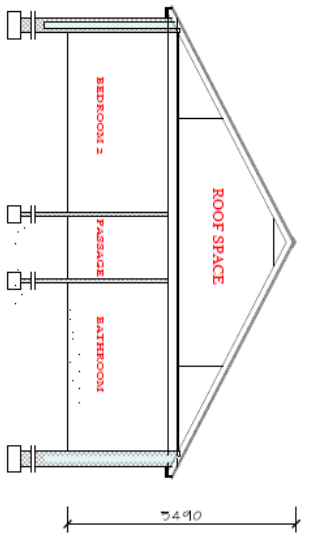
PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT



**SIDE ELEVATION (EAST)**



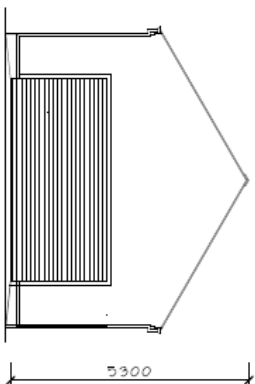
**SIDE ELEVATION (WEST)**



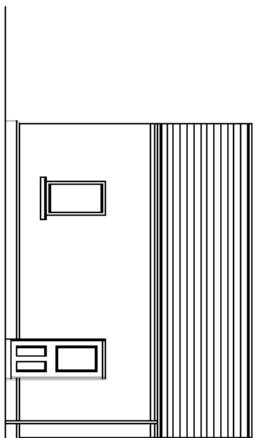
**CROSS SECTION A - A  
ELEVATIONS AND SECTION**

<b>JOB TITLE</b>		<b>Proj No</b>	
<b>MR AND MRS RICHARD HENNING</b>		<b>06 R</b>	
50M EAST OF ST. LURE'S CHURCH ROAD NEWRY BT35 6NX ERECTOR OF DWELLING AND DOLENTIC GARAGE			
<b>TERMS</b>	<b>DATE</b>	<b>SCALE</b>	<b>DATE</b>
<b>R</b> STATIONER PROVIDED	08 - 12 - 2023	<b>1/100</b>	
MARCUS BINGHAM MCAT (INCORPORATING 50M EAST OF ST LURE'S) 9 TULLYVALLY ROAD RATHFRIL AND JENNY OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS TELEPHONE 028 406 38842 MOBILE 07280937420 EMAIL MCB@BIBBENLINE.IT			

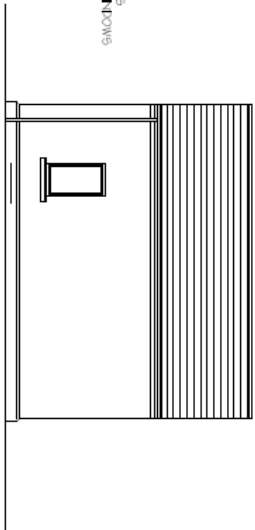




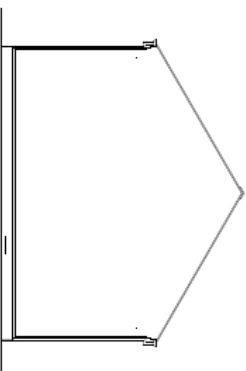
**NORTH EAST ELEVATION**



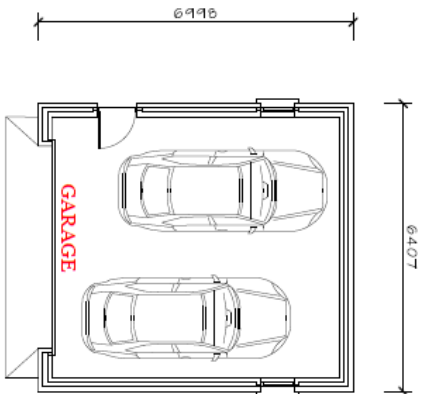
**SOUTH EAST ELEVATION**



**NORTH WEST ELEVATION**



**SOUTH WEST ELEVATION**  
SMOOTH OR FINE GRADE CHIPPING  
NOT EXCEEDING 3MM AND PAINTED WHITE



**PLAN**

BLUE-BLACKOR DARK GREY PLAT  
IRON PROFILED NATURAL SLATE

PAINTED PLASTER BANDS  
AROUND DOORS AND WINDOWS

ALL EXTERNAL WOODWORK INCLUDING  
EXTERNAL DOORS, WINDOWS, FRAMES AND  
FASCIA ETC TO HAVE AN OPAQUE PAINTED  
FINISH, NO VARNISH OR STAINS ETC

**GARAGE PLAN AND ELEVATIONS**

<p><b>JOB TITLE</b> <b>MR AND MRS RICHARD HENNING</b> TOWN EAST OF ST. LUKE'S CHURCH ROAD NEWRY BT35 6NX ERECTION OF DWELLING AND DOMESTIC GARAGE</p>		<p>FIG NO <b>07</b></p>				
<p><b>PERIODS</b></p> <table border="1"> <tr> <th>PERIOD</th> <th>SCALE</th> </tr> <tr> <td>DATE 08 - 12 - 2023</td> <td><b>1/100</b></td> </tr> </table>	PERIOD	SCALE	DATE 08 - 12 - 2023	<b>1/100</b>	<p>MARCUS BINGHAM MCAT Incorporated and SAITH 30 DESIGN 9 TULLYQUALLY ROAD RATHFRILAND MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS TELEPHONE 0286 408 8888 • MOBILE 07780537450 • EMAIL <a href="mailto:info@mcbs3d.com">info@mcbs3d.com</a></p>	
PERIOD	SCALE					
DATE 08 - 12 - 2023	<b>1/100</b>					
<p>M. C. L. A. T.</p>						