



G/21/103

FOR SALE

**DONAGHMORE ROAD
NEWRY
CO. DOWN**

**APPROVED BUILDING SITE EXTENDING TO APPROXIMATELY 0.5
ACRES FOR SALE**



**Situated approx. 1.2 miles from A1 Belfast – Dublin dual carriageway,
offering views of the surrounding countryside.**

**Full Planning Consent was granted in April 2010 for a storey and a half
dwelling.**

Guide price: - Offers around £80,000

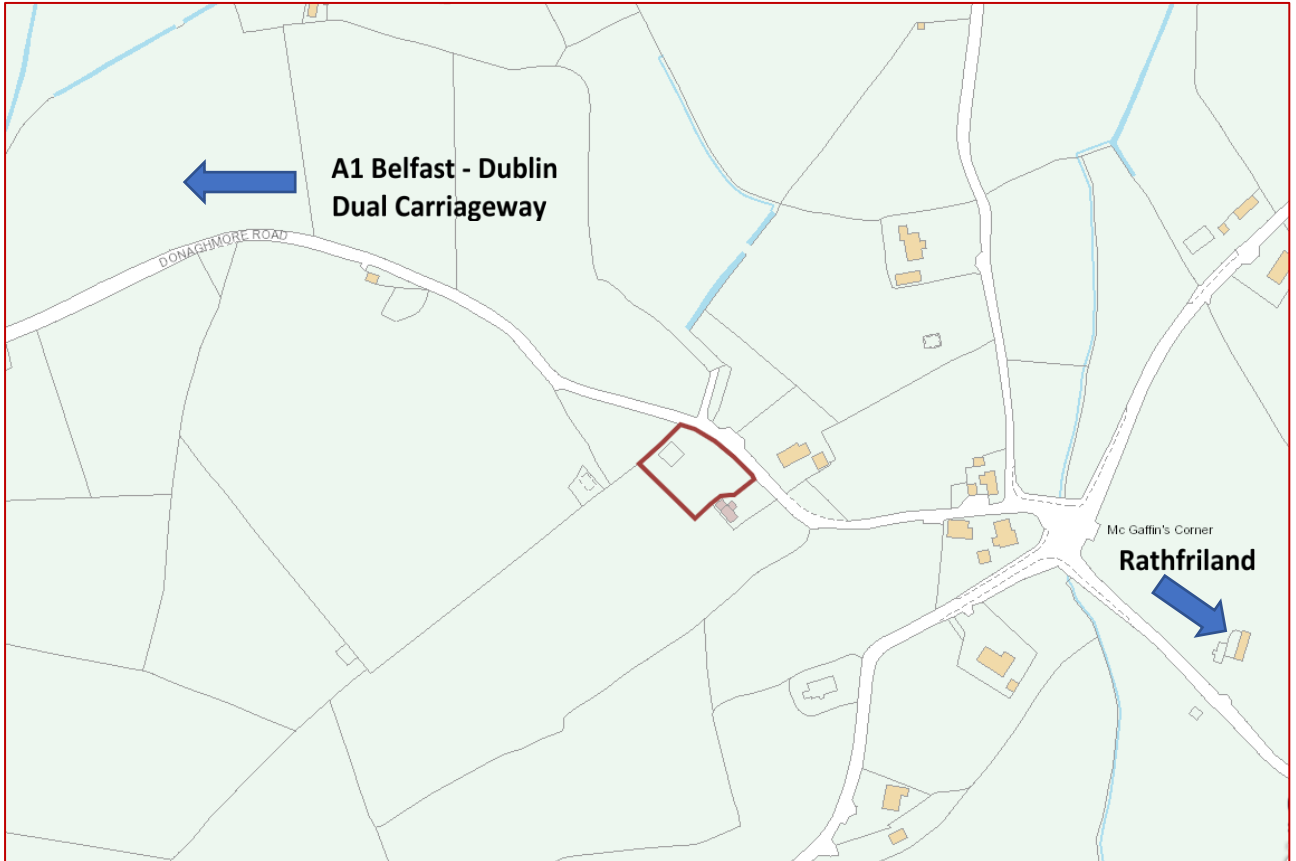
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From A1 Dual Carriageway exit at 'Fourmile' junction, travel approx. 1 mile on Donaghmore Road and the subject site is located on the right handside.



❑ PLANNING

Full planning consent for a storey and a half dwelling (approx 2500sqft) was granted on 23rd April 2010 under Planning Reference P/2009/0115/F.

Foundations were poured for the garage to retain the permission and was inspected by building control under reference FP/2014/1458

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

❑ AREA

The site extends to approximately 0.5 acres.

❑ VENDOR'S SOLICITOR

Arthur J Downey & Co. Solicitors, 5 Lurgan Road, Banbridge, BT32 4AA

❑ VIEWING

By inspection on site.

❑ BOUNDARIES

The successful purchaser will be responsible for fencing off the building site boundaries with a stock proof fence from lands retained by the vendor.

❑ OFFERS

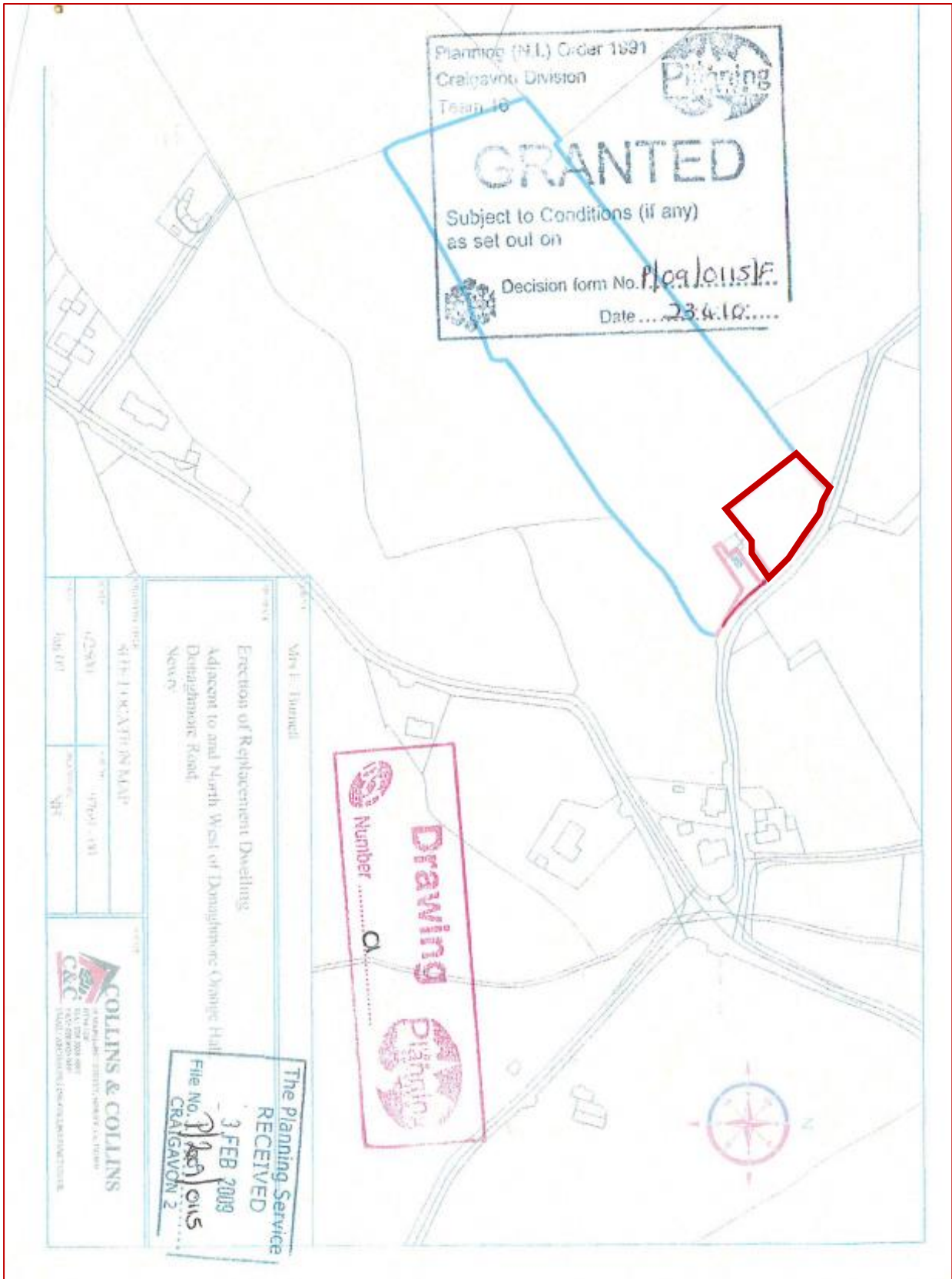
We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

❑ GUIDE PRICE

Offers around £80,000

□ SITE MAP



ELEVATIONS

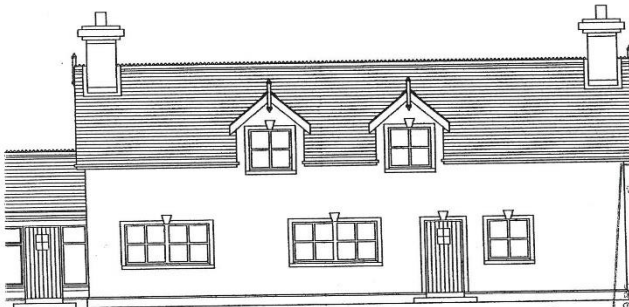


FRONT ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

Drawing
Number: 9769-02 A

AMENDED 4.12.09

collins & collins
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Client: E. BURNETT	Planning Order: 9769
Team: 181	Drawn By: AB
Project: PROPOSED REPLACEMENT DWELLING AND GARAGE ADJACENT TO AND NORTH WEST OF DONAGHMORE ORANGE HALL, DONAGHMORE ROAD, NEWRY	
Drawing Title: Planning Drawings	Drawing No: 9769-02 A
Scale: 1:100	Job No: 9769
Date: 21.07.09	

The Planning Service RECEIVED 08 DEC 2009

Decision form No. 180910151F Date: 23/12/10