

**FOR SALE  
MARTINS LANE  
NEWRY  
CO DOWN**

**VALUABLE LANDS EXTENDING TO APPROXIMATELY 12.4 ACRES**



**These lands are situated between Martins Lane and the A1 Newry By-Pass, just outside the current development limit, but with extensive frontage to Martins Lane.**

**Currently in three fields, this land would be considered a having an element of “hope value” due to it’s proximity to the current Development Zone line.**

**Guide Price:- £350,000**

**(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 the Dorans Hill/Chancellors Road exit on the A1, take the Doran's Hill exit and continue towards Patrick Street. Take first left onto Martins Lane and travel 0.3 miles and the land is on the left hand side, less than 0.75 miles off the A1.



## ❑ AREA

---

The land consists of three fields and a small area of former outbuildings, comprising in total approximately 12.42 acres (5.02 Ha).

## ❑ ZONING

---

Two of the three fields have frontage to Martin's Lane, along the line of the current Development Zone as designated by the Banbridge/Newry and Mourne Area Plan 2015.

## ❑ CONACRE

---

In recent years the annual conacre rent received on these lands has amounted to approximately £1,625.

The lands are being offered with vacant possession.

## ❑ INVESTMENT

---

Longer term investors may be attracted to these lands in the hope that the Development Zone may be extended to include part or all of this land as time progresses.

More proactive investors may prefer to make submissions to the local Planning authorities in an attempt to influence the future rezoning process.

## ❑ 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.

## ❑ VIEWING

---

By inspection at any time.



## ❑ VENDOR'S SOLICITOR

---

Andrew Ferguson, Fisher Mullan, 8 Trevor Hill, Newry. [Tel:- 028 30261616](tel:02830261616)



## ❑ GUIDE PRICE

---

Offers in excess of £350,000

MAP

