



G/22/025

FOR SALE
DRUMLOUGH ROAD
RATHFRILAND
CO. DOWN

**BUILDING SITE WITH FULL PLANNING PERMISSION ON APPROX.
0.6 ACRES FOR SALE**



**Situated on an elevated site with views of the surrounding
countryside and Slieve Gullion, located approx. 2.5 miles from
Rathfriland and Mayobridge.**

Guide Price: Offers Over £80,000

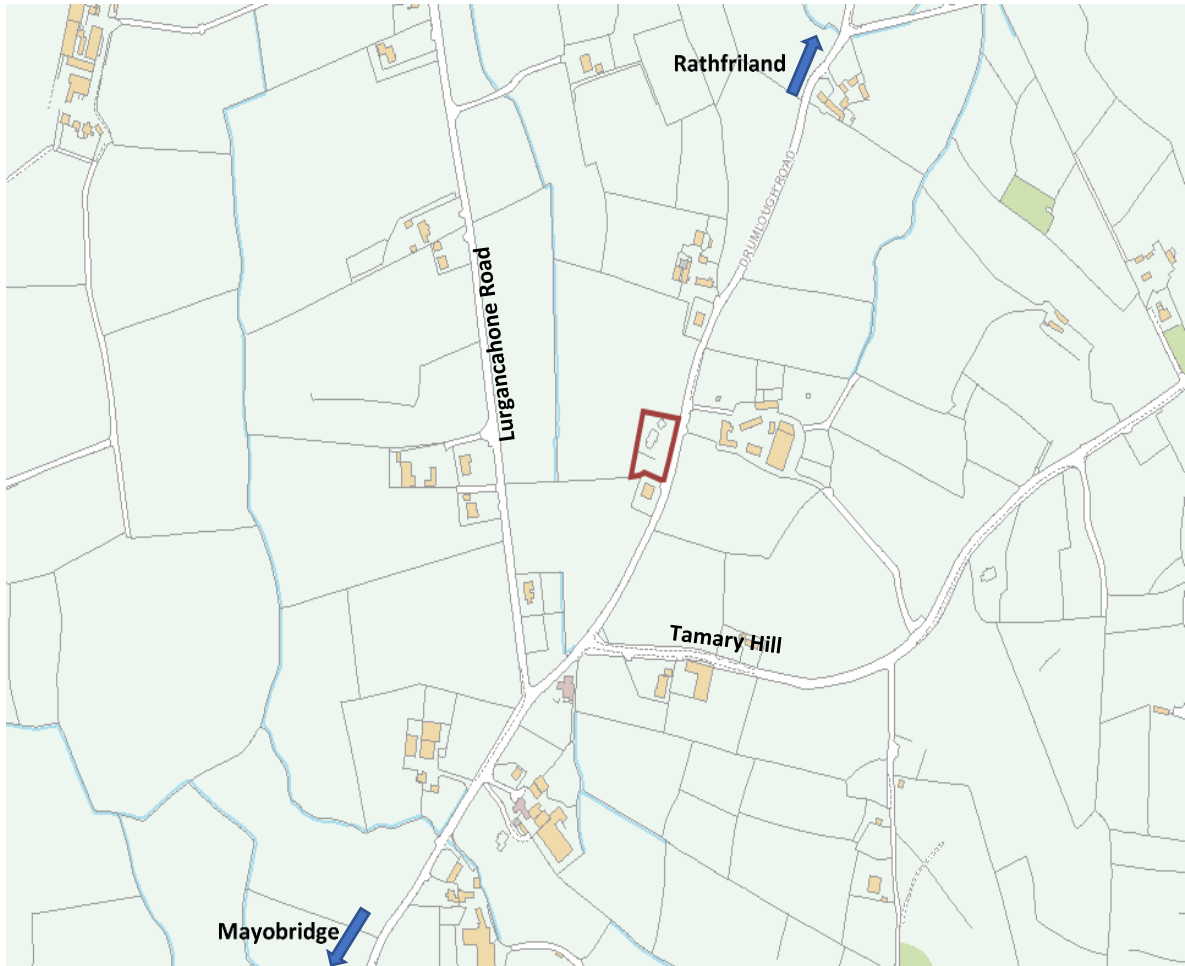
(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD
108 Hill Street, Newry, Co. Down BT34 1BT
Fax: (028) 3026 5607 E-mail: land@bestpropertyservices.com
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 Rathfriland travel approx. 2.5 miles on the Drumlough Road towards Mayobridge and the subject like is located on the right handside, opposite No.50.



❑ PLANNING

Outline planning consent for a two storey dwelling was granted in April 2004 under Planning Reference P/2003/2089/O.

Reserved matters was granted for a two storey dwelling in August 2023 under Planning Reference LA07/2022/1534/F. Copies of planning papers available upon request.

The dwelling foundations have been built up to floor level and inspected by building control under reference FP/2008/0439.

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

❑ AREA

The site extends to approximately 0.6 acres.

❑ VENDOR'S SOLICITOR

Rory McShane, McShane & Co. Solicitors, 34 Hill Street, Newry

❑ VIEWING

By inspection on site.



❑ OFFERS

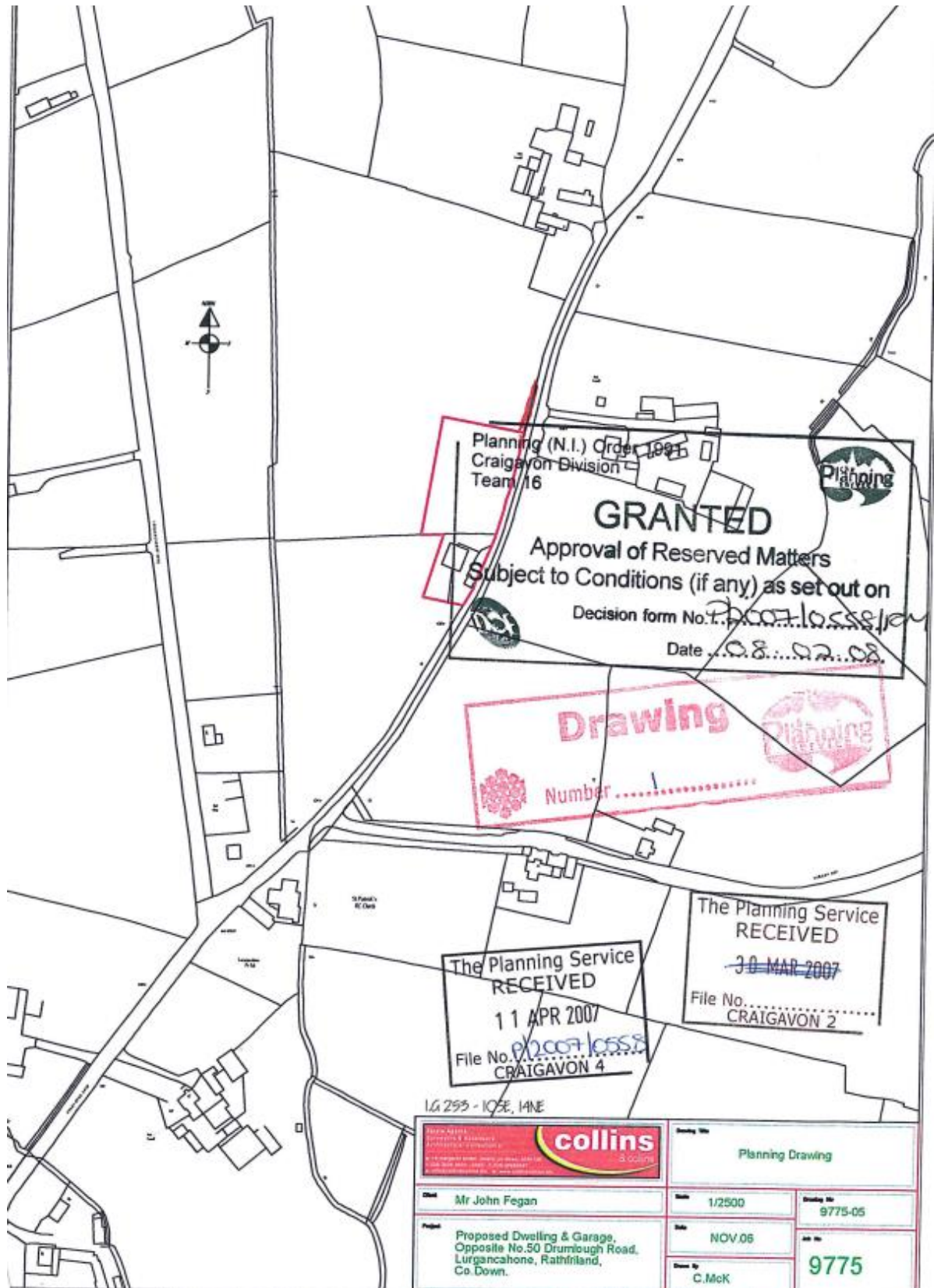
We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

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

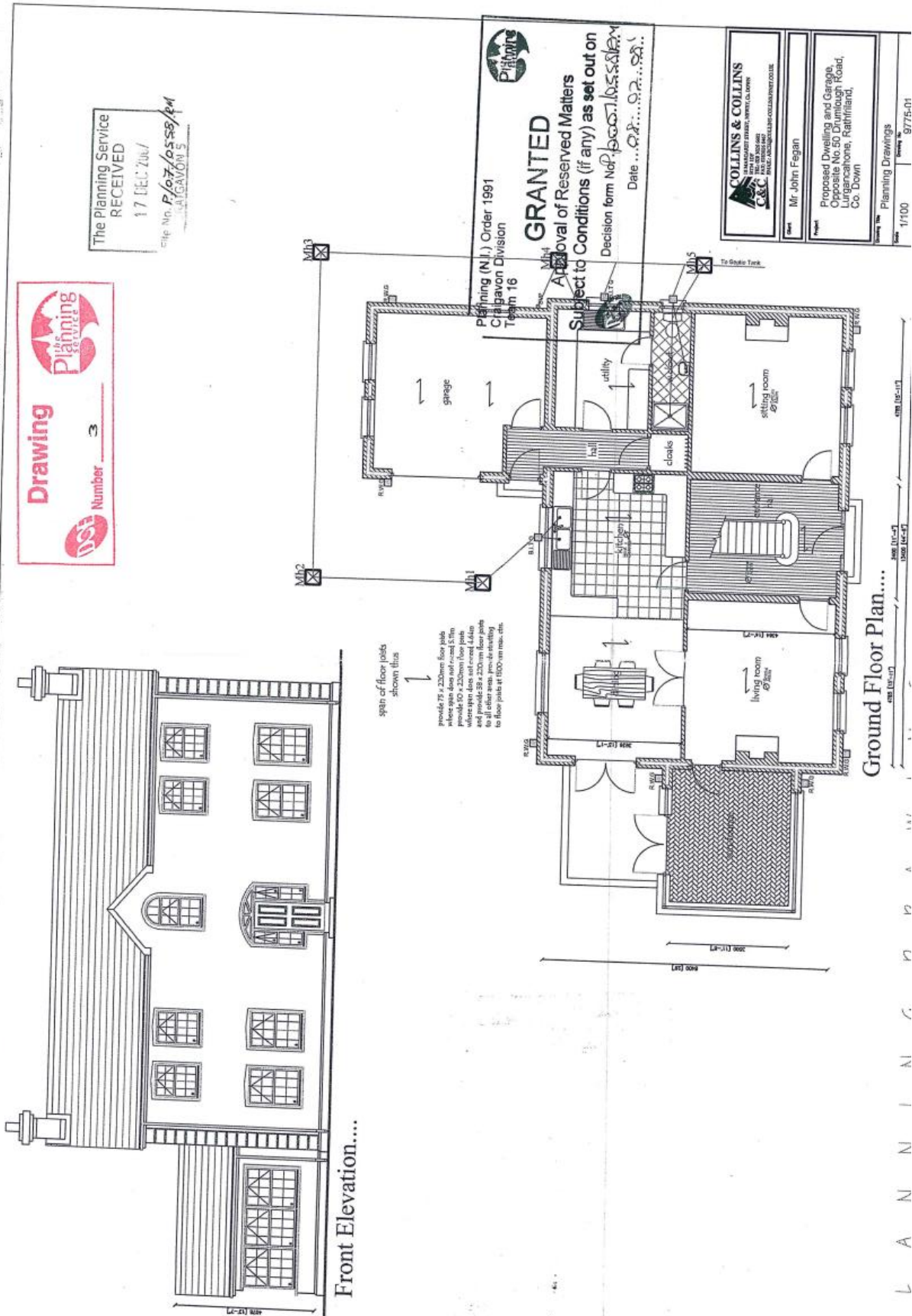
Offers over £80,000

□ SITE MAP



□ SITE LAYOUT

ELEVATIONS 1



The Planning Service
 RECEIVED
 17 Dec 2007
 File No. P/07/0558/KM
 DUBLIN CITY COUNCIL
 DUBLIN 15

Drawing
 Planning Services
 Drawing Number 3
 DCS

GRANTED
 Planning (N.I.) Order 1991
 City of Derry
 Team 16
 Approval of Reserved Matters
 Subject to Conditions (if any) as set out on
 Decision form No. P/07/0558/KM
 Date ... 02.12.07 ...

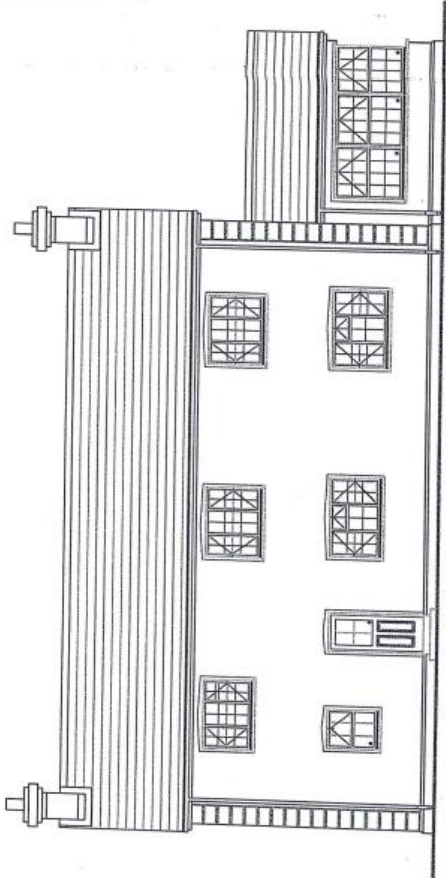
COLLINS & COLLINS
 ARCHITECTS
 100-102 THE QUAYS
 BELFAST BT1 1JG
 TEL: 028 2632 2222
 FAX: 028 2632 2200
 EMAIL: INFO@COLLINSANDCOLLINS.CO.UK

Client: Mr. John Fegan
 Project: Proposed Dwelling and Garage,
 Opposite No. 50 Drumtough Road,
 Ballymacshane, Rathfriland,
 Co. Down

Scale: 1/100
 Planning Drawings
 Drawing No. 9775-01

L A N N I A I C P P A A

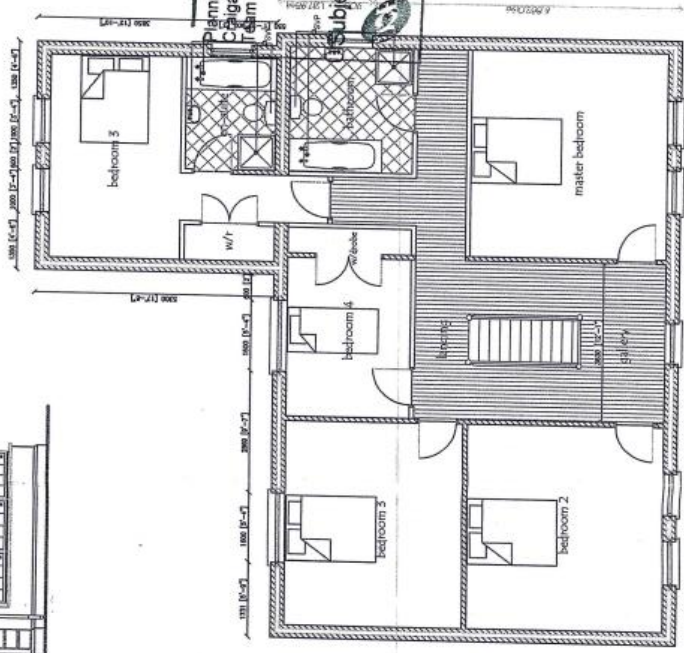
ELEVATIONS 2



Rear Elevation....

Drawing
Number **4**

The Planning Service
RECEIVED
17 DEC 2007
File No. **P/07/0558/PA**
CRAGAVON 5



First Floor Plan....

- FINISHES
- FLOOR COMPARING TO BE FLAT PACK CARBIDE TILES
- UP P.C. DRY BRICK, GOOD'S ABOUT V.C. GRADE
- CLAY TILE WORKING WHITE IN COLOUR
- SKETCH RENDERED WALL FINISHED WHITE
- RENDERED WALLS AND FINISH WITH GLAZING
- F.V.C. WHITE PLYWOOD AND DOORS

Planning (N.I.) Order 1991
Cragavon Division
Planning Scheme 16

GRANTED
Approval of Reserved Matters
Subject to Conditions (if any) as set out on
Decision form No. **P/07/0558/PA**

Date .. **03.09.08** ..

<p>COLLINS & COLLINS 157A-157B, THE QUAY, BELFAST, NORTHERN IRELAND, BT1 5BN TEL: 028 2632 2222 FAX: 028 2632 2223 WWW.COLLINSANDCOLLINS.CO.UK</p>	
Name	Mr John Fegan
Project	Proposed New Dwelling & Garage, Opposite No.50 Drumblough Road, Lurgancabone, Rathfriland, Co. Down.
Drawing No.	Planning Drawings
Date	1/100
Scale	NOV.08
Sheet No.	9775-02

2 L A N N I N G D R A W I N G