

# Indicative Layout

**For Sale**

5 Residential units development opportunity

**Site at 4 Daisy Hill, Newry, BT35 8PN**

**tdk** commercial property consultants  
 028 9024 7111  
 www.tdkproperty.com

- **Residential Development Opportunity with Outline Planning Permission**
- **0.9-acre site, fitting 4 semi-detached houses and 1 detached property.**
- **Close proximity to city centre, hospital, and major transport links.**

#### LOCATION

This site is situated in a great location within walking distance of Newry City Centre, Daisy Hill Hospital, Southern Regional College (Newry Campus) and a short distance to Newry Train Station with easy access to the A1/N1 Belfast/Dublin commute. Additionally, there are nursery, primary, stage and grammar schools all within a brief walking distance.

#### DESCRIPTION

The subject comprises of a site measuring to 0.9 acres with an existing vacant nursery on site. Outline Planning Permission for the erection of a residential development was obtained, comprising of 4 Semi-detached properties and 1 detached property. Planning Reference: LA07/2020/0803/0 – Consent was granted on 23rd March 2022.

#### PRICE

£POA.

#### RATEABLE VALUE

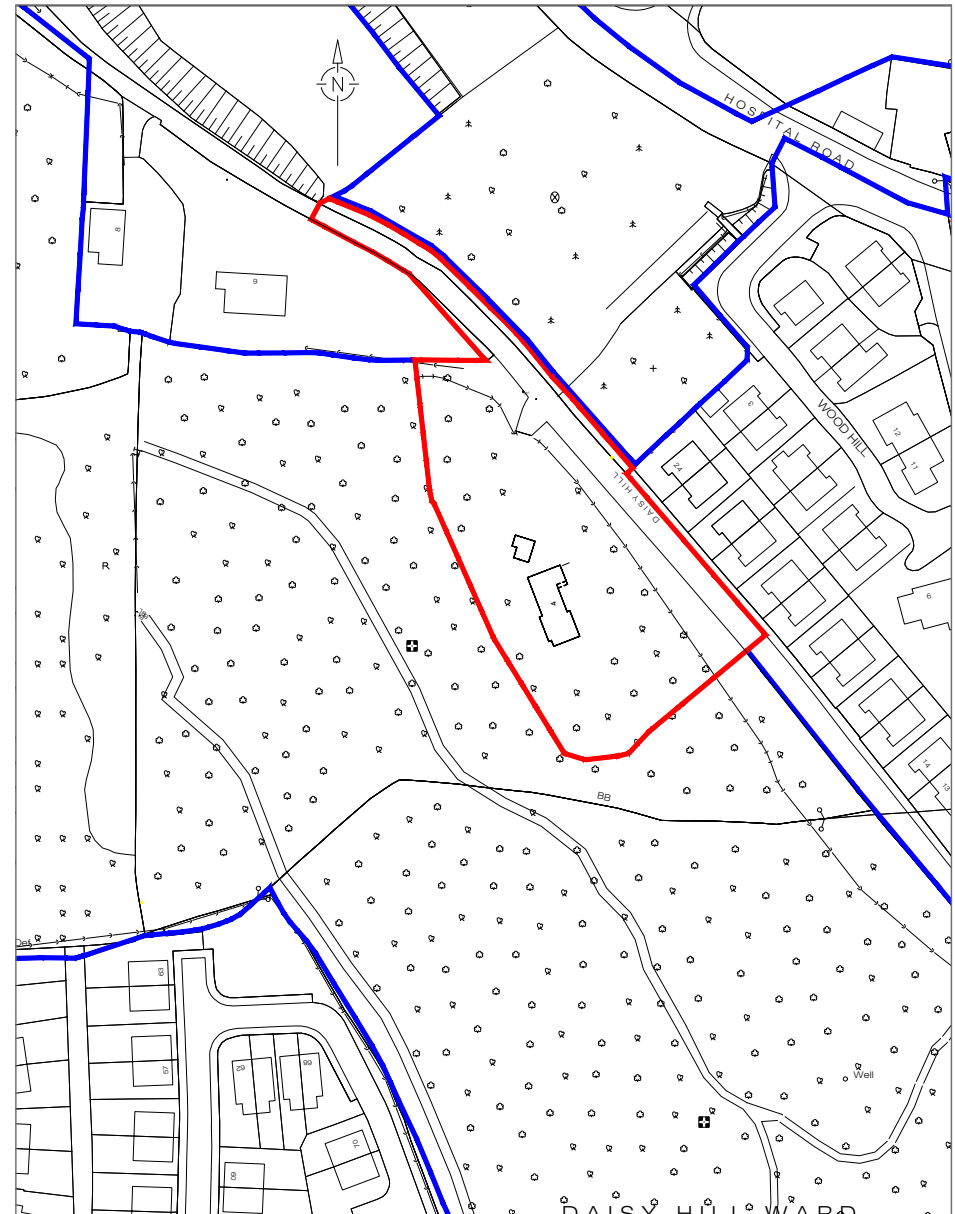
This land is currently not rated by the LPS.

#### EPC

An EPC cert can be provided upon completion.

#### VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.



For identification purposes only

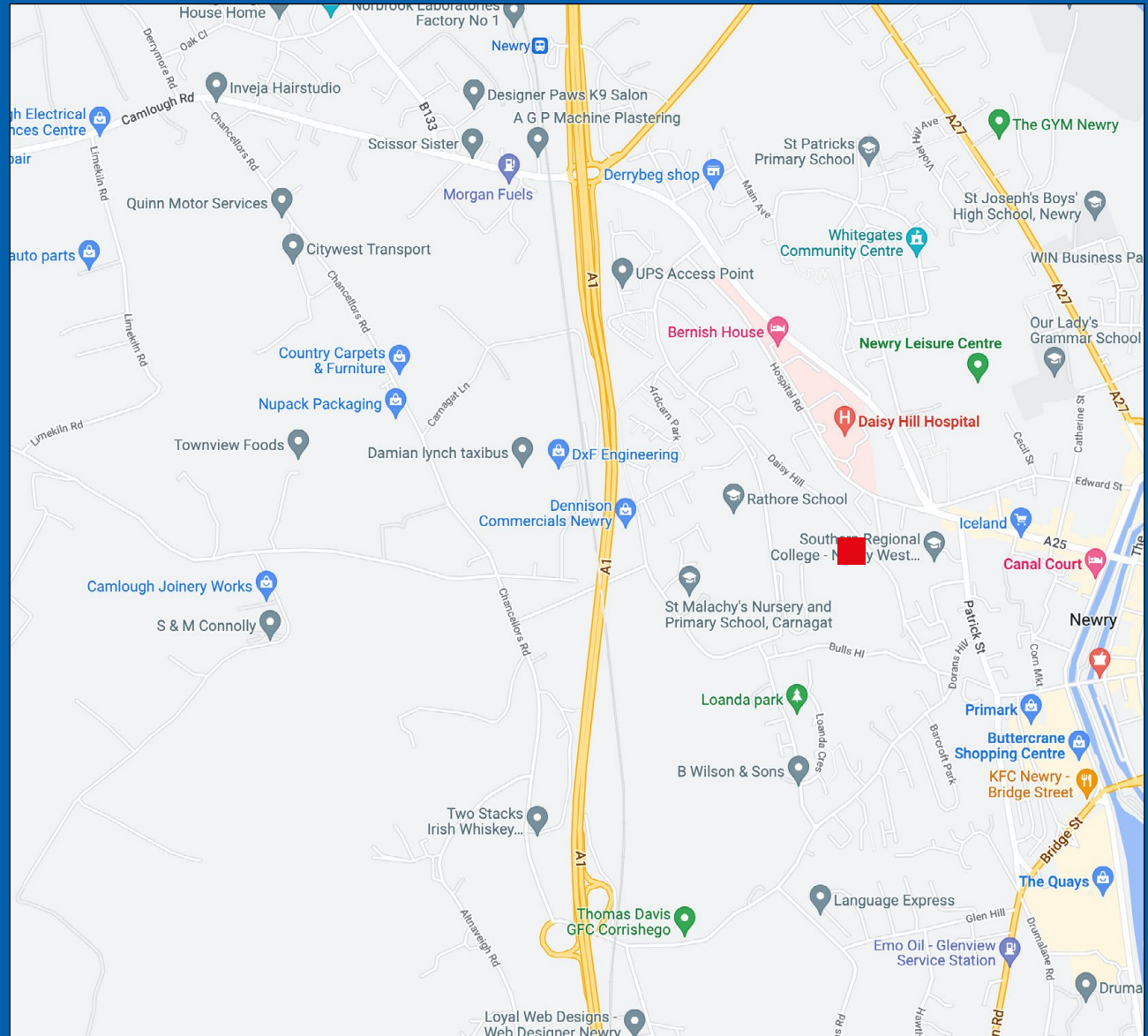
FOR SALE - Site at 4 Daisy Hill, Newry, BT35 8PN

## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



Stephen Deyermund  
Tel: 028 9089 4065  
Mobile: 07968 727196  
stephen.deyermund@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with TDK Commercial Property Consultants LLP. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.