FOR SALE

47 DAMOLLY ROAD
NEWRY
CO DOWN

FORMER DWELLING ON APPROX. 0.5 ACRES OF FOR SALE

Rare opportunity to acquire potential replacement dwelling site (subject to planning) in close proximity to Newry.

Guide Price: Offers Around £95,000

(028) 3026 6811
www.bestpropertyservices.com

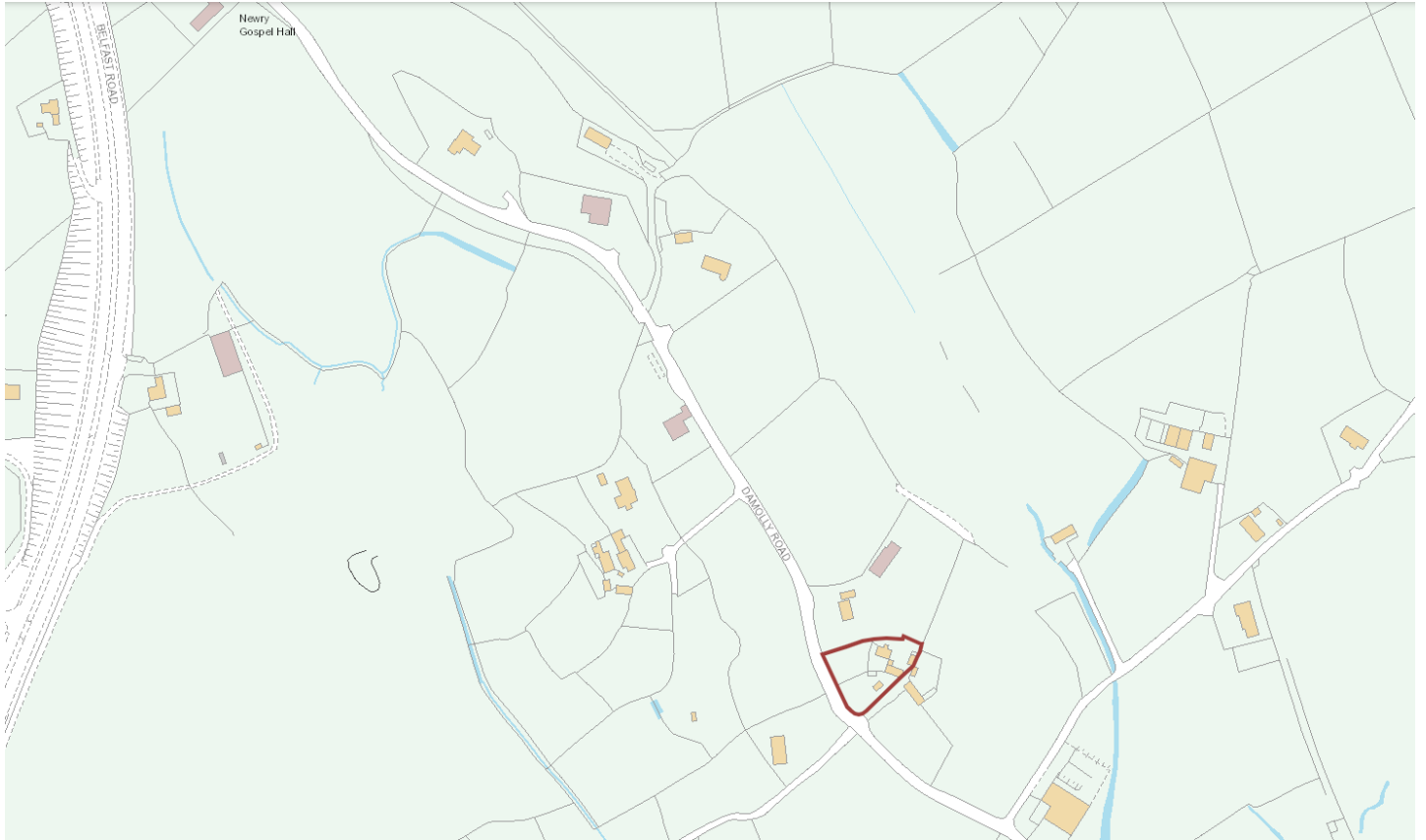**BEST PROPERTY SERVICES (N.I.) LTD**
108 Hill Street, Newry, Co. Down BT34 1BT
Fax. (028) 3026 5607   E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

❑ LOCATION

From the Mourne Country Hotel roundabout Newry, travel North on Belfast Road for approximately 1 mile and turn right onto Damolly Road. The subject property is located approximately 0.5 miles along on the left handside.

❑ AREA

The lands extend to approximately 0.5 acres as shown on the attached map. The vendors may sell a small area of additional land should interested parties wish to bid at an additional rate to the site price.

❑ 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.

❑ PLANNING

The former dwelling may have potential for a replacement dwelling. (Subject to obtaining the necessary planning consent).

Intending purchasers are advised to seek independent planning advice if necessary before placing an offer with the agent.

❑ VACANT POSSESSION

Vacant possession of the Lands will be granted to the successful purchaser(s).

❑ VENDOR'S SOLICITOR

Fisher Mullan Solicitors, 8 Trevor Hill, Newry

❑ **VIEWING**

By inspection at any time.

❑ **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 In the region of £95,000

❑ **MAP (FOR IDENTIFICATION ONLY)**

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