

FOR SALE
47 DAMOLLY ROAD
NEWRY
CO DOWN

FORMER DWELLING ON APPROX. 1.2 ACRES OF FOR SALE



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

Guide Price: Offers Around £125,000

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BEST PROPERTY SERVICES (N.I.) LTD

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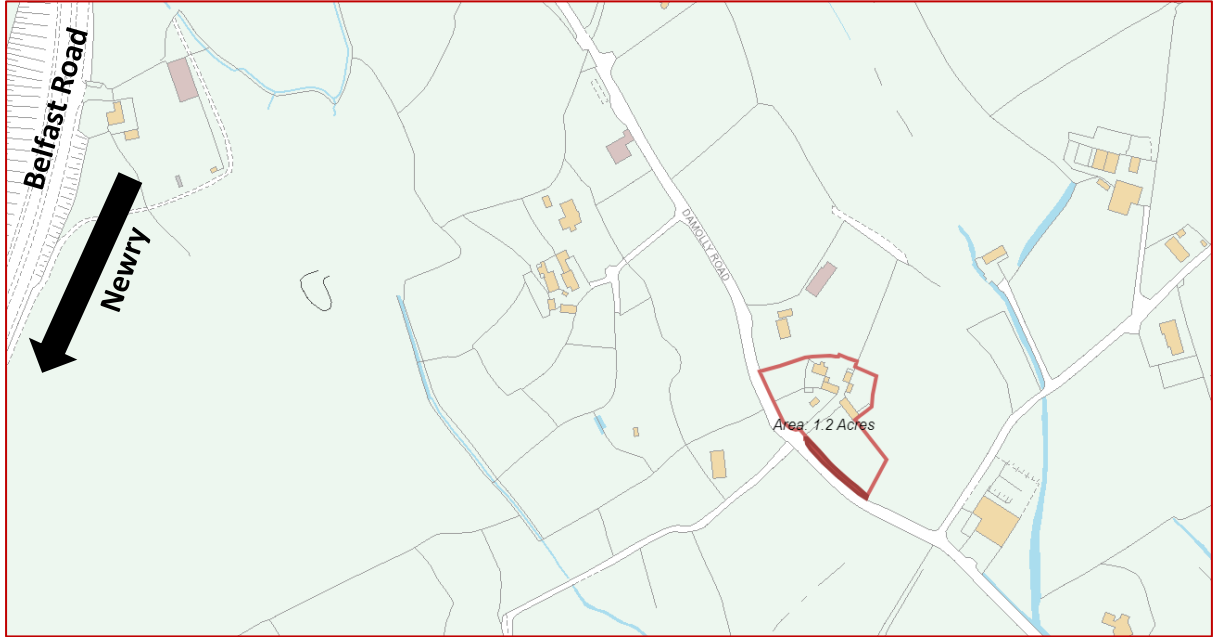
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Also at:- *Armagh and Dundalk*

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 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 1.2 acres as shown on the attached map. This potential site had offered previously (on 0.5 acre) and has been enlarged due to popular demand.

❑ BOUNDARIES

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

❑ LAND REGISTRY

The lands being offered are comprised within part of Folio DN92446 Co. Down.

❑ PLANNING

We are advised by the vendors agent that a previous planning application (Ref: LA07/2022/0663/O) had been refused because the planning authorities requested the replacement dwelling to be on the footprint of the former dwelling or close to it.

The vendor will be submitting a new planning application for a replacement dwelling and arranging the necessary environmental survey (bats) to be carried out.

Whilst offers can be made on a subject to planning basis the vendor would prefer offers to be unconditional (i.e. not subject to planning).

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



❑ EXCLUSION

The vendor wishes to retain a 5-metre strip of land inside the road frontage as show in red on the attached map. This will not have an adverse impact on visibility splays as this strip will be located inside the visibility splays and used periodically for moving livestock from one side of the Damolly Road to the other.

❑ VACANT POSSESSION

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

❑ 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 £125,000

MAP (FOR IDENTIFICATION ONLY)

