

**FOR SALE  
CLONLUM ROAD  
KILLEAVY  
NEWRY**

**BUILDING SITE LOCATED IN AREA OF OUTSTANDING NATURAL BEAUTY  
WITH FULL PLANNING PERMISSION ON APPROX. 0.8 ACRES**



- Seldom are sites available within this scenic location offering excellent views of the surrounding Slieve Gullion area.
- Full Planning Consent was granted in June 2022 for a Storey and a half dwelling and detached garage.

**Guide Price:- Offers around £135,000**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

**BEST PROPERTY SERVICES (N.I.) LTD**  
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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

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From Meigh, travel approx. 1.2 miles on Chapel Road, turn left onto Clonlum Road and the subject site is located a short distance along on the left handside.

## ❑ PLANNING

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Full planning consent granted 30m South West of No.33 Clonlum Road, Killeavy in June 2022 (Planning Ref LA07/2021/1417/F) with a five year expiry. The proposed erection of a storey and half dwelling with detached garage was granted. The proposed dwelling extends to approx. 2915sqft.

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

## ❑ AREA

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The site area extends to approximately 0.8 Acres.



## **❑ OFFERS**

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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.

## **❑ VENDOR'S SOLICITOR**

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Emmet J Kelly & Co. 41 Bridge Street, Banbridge, BT32 3JL

## **❑ VIEWING**

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By inspection on site at any time.



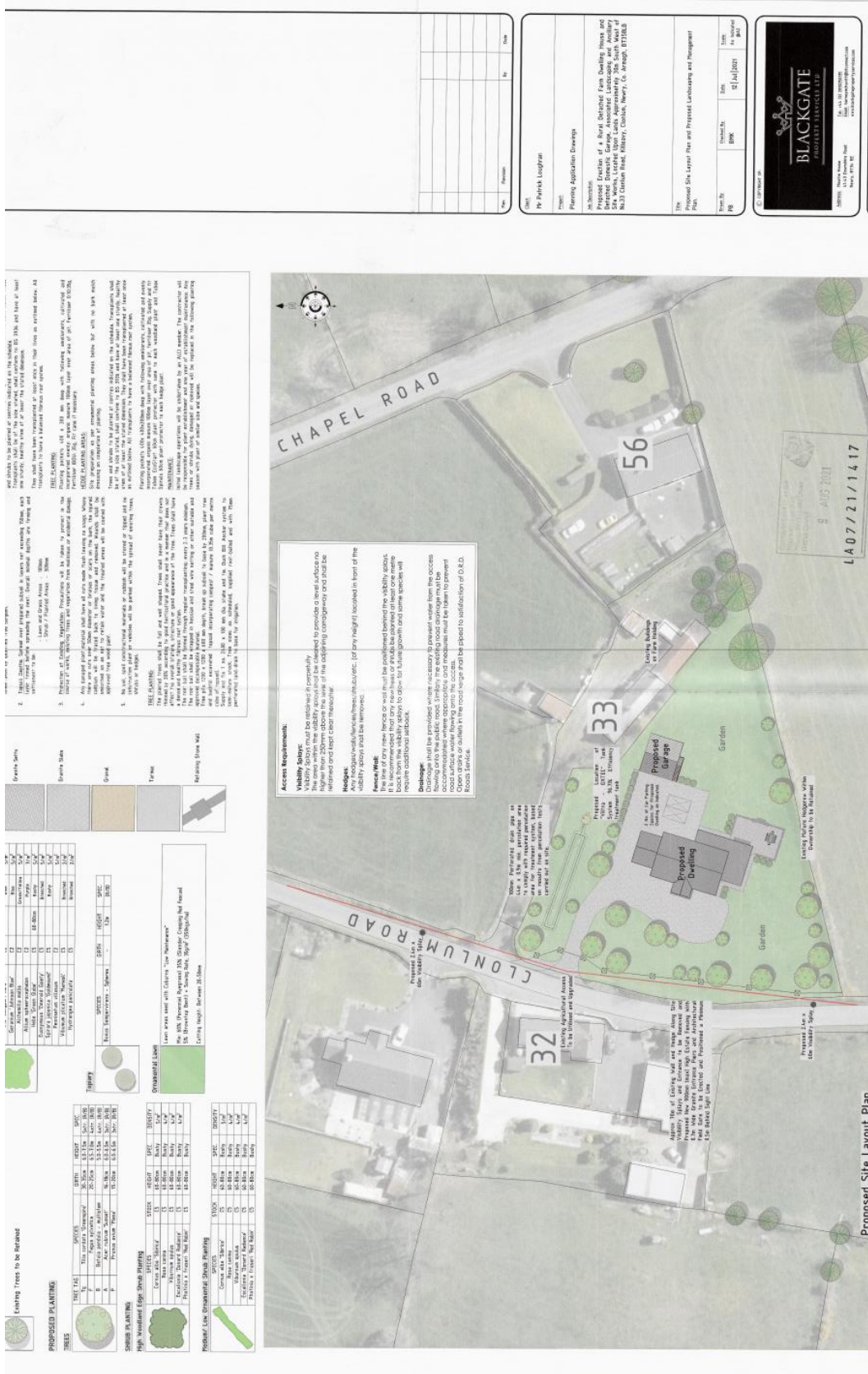
## **❑ GUIDE PRICE**

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Offer over £135,000



# SITE LAYOUT



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3. ... to the garden of a house situated at the corner of Chapel Road and ...

4. ... to the garden of a house situated at the corner of Chapel Road and ...

5. ... to the garden of a house situated at the corner of Chapel Road and ...

Tree No.	Species	DBH	Height	Notes
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100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250

14.07.21/14.17

# ELEVATIONS

**Proposed Dwelling Front Elevation**  
Scale 1/8"

**Proposed Dwelling Rear Elevation**  
Scale 1/8"

**Proposed Side Elevation**  
Scale 1/8"

**Proposed Side Elevation**  
Scale 1/8"

NO.	REV.	DATE	BY	CHK.	APP.	DESC.

**Mr. Patrick Laughlin**

**Project:** Phoenix - Highgate Develop

**Architect:** Blackgate Property Architects, LLC  
 10100 N. 19th Ave., Suite 100, Phoenix, AZ 85021  
 (602) 998-1100  
 www.blackgatearchitects.com

**Scale:** 1/8" = 1'-0"

**Sheet:** 01

**Date:** 08/09/21

**Project No.:** LAD7/21/1417

**BLACKGATE**  
PROPERTY ARCHITECTS, LLC

10100 N. 19th Ave., Suite 100, Phoenix, AZ 85021  
 (602) 998-1100  
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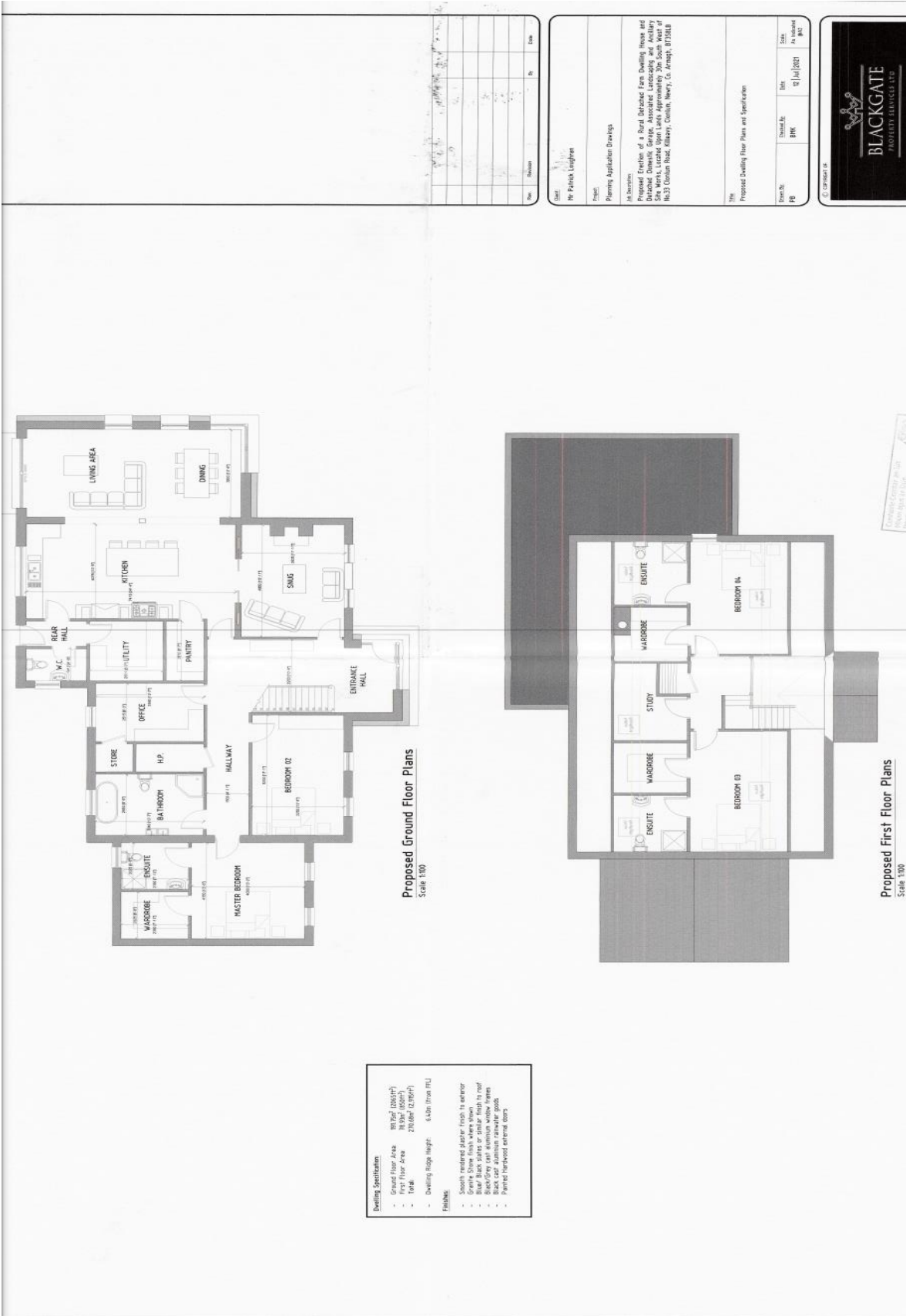
**FILE NO.:** 01542001-001

**DATE:** 08/09/21

**SCALE:** 1/8" = 1'-0"

**PROJECT NO.:** LAD7/21/1417

# FLOOR PLAN



Dwelling Specification	
- Ground Floor Area	18,334 <sup>sq</sup> (1,833 <sup>sq</sup> ft)
- First Floor Area	18,334 <sup>sq</sup> (1,833 <sup>sq</sup> ft)
- Total	270,087 <sup>sq</sup> (2,700 <sup>sq</sup> ft)
- Dwelling Ridge Height	6.5m from FFL

Finishes	
- Smooth rendered plaster finish to exterior	
- Green Stone finish where shown	
- Dark Grey cast aluminium window frames	
- Black cast aluminium rainwater goods	
- Painted hardwood external doors	

**Proposed Ground Floor Plans**  
Scale 1:50

**Proposed First Floor Plans**  
Scale 1:50

No.	Revision	By	Date

**Client:** Mr Patrick Loughran

**Project:** Planning Application Drawings

**File Name:** Proposed Creation of a Rural Detached Farm Dwelling House and Associated Outbuildings and Ancillary Structures, 100m<sup>2</sup> (1,000<sup>sq</sup> ft) (100m<sup>2</sup> (1,000<sup>sq</sup> ft)) S&A, Works Located 100m South Approximately 100m South of No.33 Clontarf Road, Maloney, Clontarf, Derry, Co. Antrim, BT25 8UB

**Title:** Proposed Dwelling Floor Plans and Specifications

**Drawn By:** BHK

**Checked By:** BHK

**Date:** 01 Jun 2021

**Scale:** As Indicated

**Proj:** BHK



Consultants & Architects  
100m<sup>2</sup> (1,000<sup>sq</sup> ft) (100m<sup>2</sup> (1,000<sup>sq</sup> ft)) S&A

