

FOR SALE

DONAGH GROVE
DONAGHAGUY ROAD
WARRENPOINT
CO DOWN

APPROVED BUILDING SITE FOR A DETACHED DWELLING



Full Planning Consent granted for on detached dwelling under Planning Ref LA07/2021/1869/F. Two storey dwelling c.128sqm.

Site located between No 43 & No 45 Donagh Grove.

Guide Price – Offers around £49,000

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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 Narrow Water roundabout, take the Mound Road to Milltown cross roads. Go straight across and Donagh Grove is 100m on the right hand side. Drive in and the site is located at the corner between No 43 & No 45.



❑ PLANNING

Full Planning consent was granted for a detached dwelling under Planning Ref LA7/2021/1869/F in December 2022 and has a five year expiry.

❑ HOUSE TYPE

The proposed dwelling consists of a two storey dwelling (9.7m x 6.6m) with accommodation:-

Ground Floor Three bedrooms including master bedroom, ensuite, main bathroom/WC

First Floor Kitchen dining, lounge, utility room, downstairs toilet.

Floor plans attached.

❑ OFFERS

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.



❑ VIEWING

By inspection onsite.

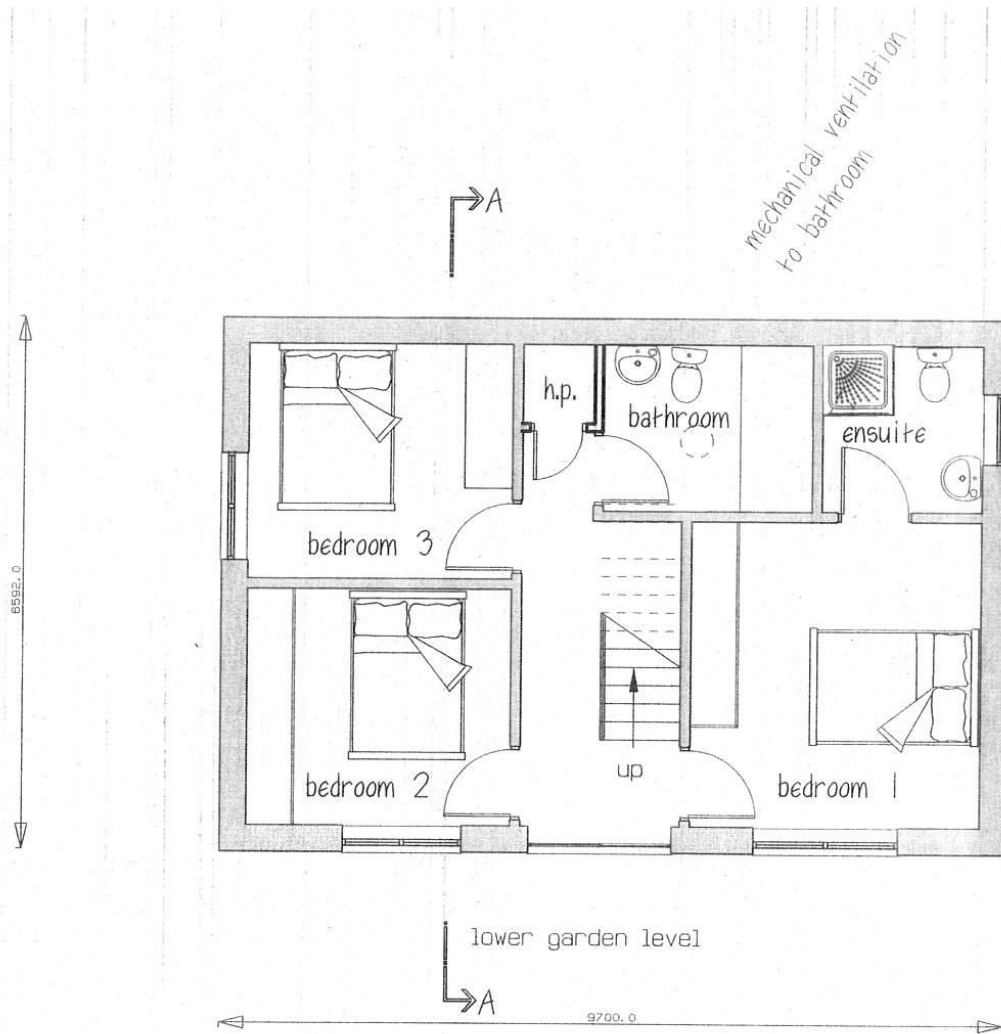
❑ VENDOR'S SOLICITOR

Patrick Cole, Duke Street, Warrenpoint

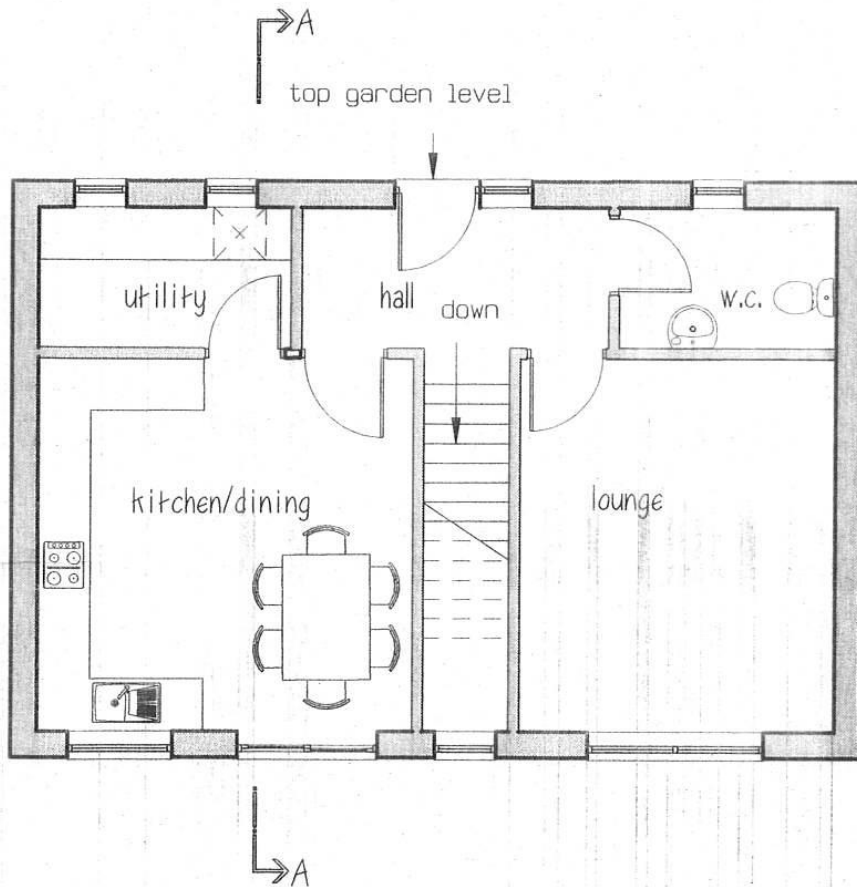
❑ GUIDE PRICE

Offers around £49,000

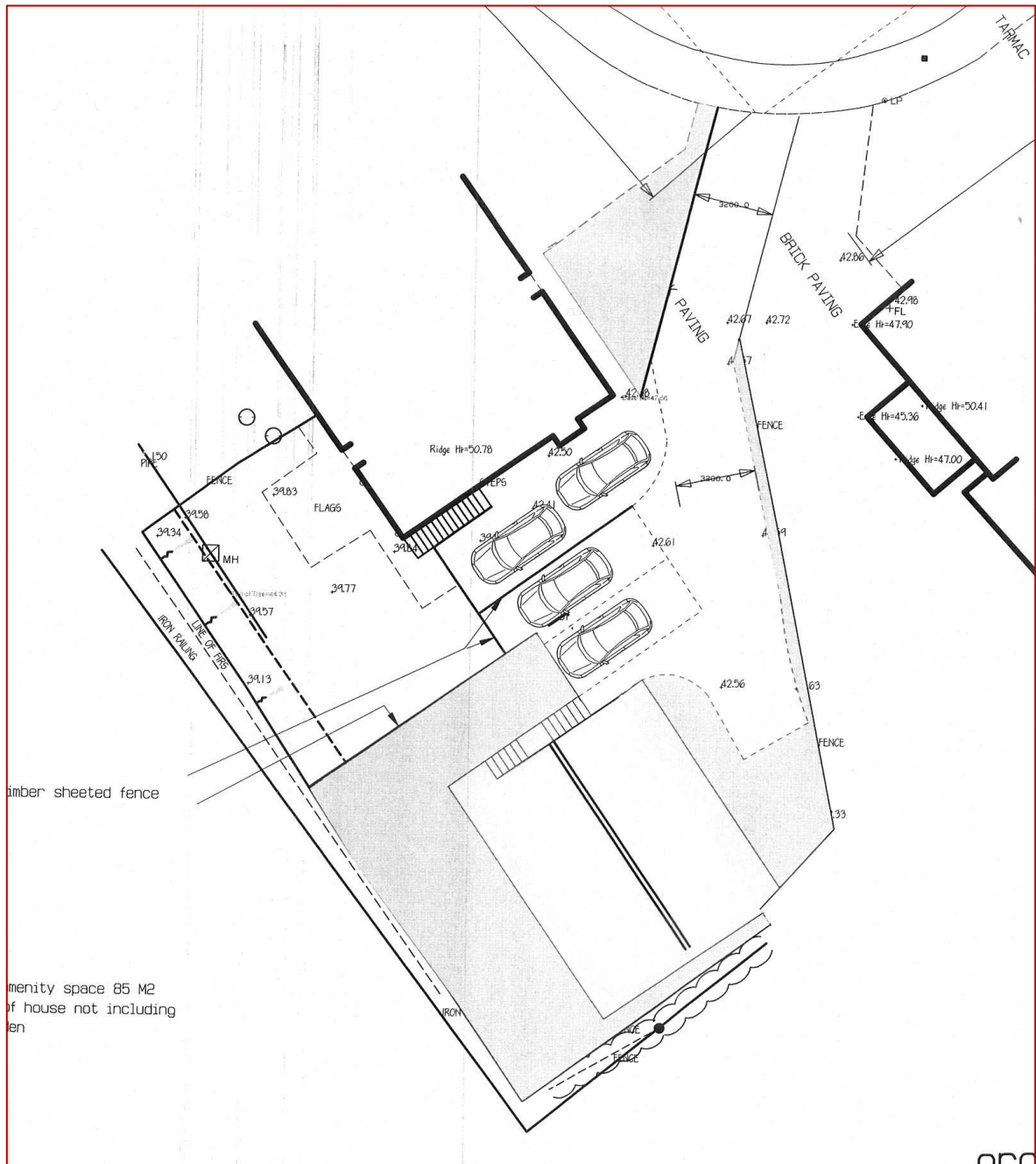
□ GROUND FLOOR PLAN



□ FIRST FLOOR PLAN



□ SITE PLAN



□ LOCATION MAP
