



G/23/042

**FOR SALE
WINDSOR HILL
NEWRY
CO DOWN**

WELL LOCATED SERVICED BUILDING SITE



This well located site is situated adjacent to 24 Windsor Hill, in a popular area close to the main grammar schools of Newry. This site has Planning Consent for a split level dwelling extending to approximately 1,590sqft.

Guide Price – Offers around £40,000

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□ LOCATION

Windsor Hill is on the Rathfriland Road. From the roundabout at Trevor Hill on the Belfast Road, turn right onto Sandys Street and travel approximately 0.4 miles and the site is on the left hand side.

□ PLANNING

Outline Planning Consent was granted in April 2010 for a detached dwelling under Planning Ref P/2009/1282/F.

□ HOUSE TYPE

Two storey dwelling extending to a Gross Internal Floor Area of approximately 1,590sqft comprising two reception rooms, kitchen, utility and two bedrooms, both en-suite, dressing room.

□ AREA

The site area extends to approximately 0.21 acres (approximately 43m x 20m).

□ WAYLEAVE

The successful purchaser has the benefit of a wayleave for visibility splays across the road edge side of garden forming part of 24 Windsor Hill, as indicated on the attached map. The creation of these visibility splays are the responsibility of the purchaser.

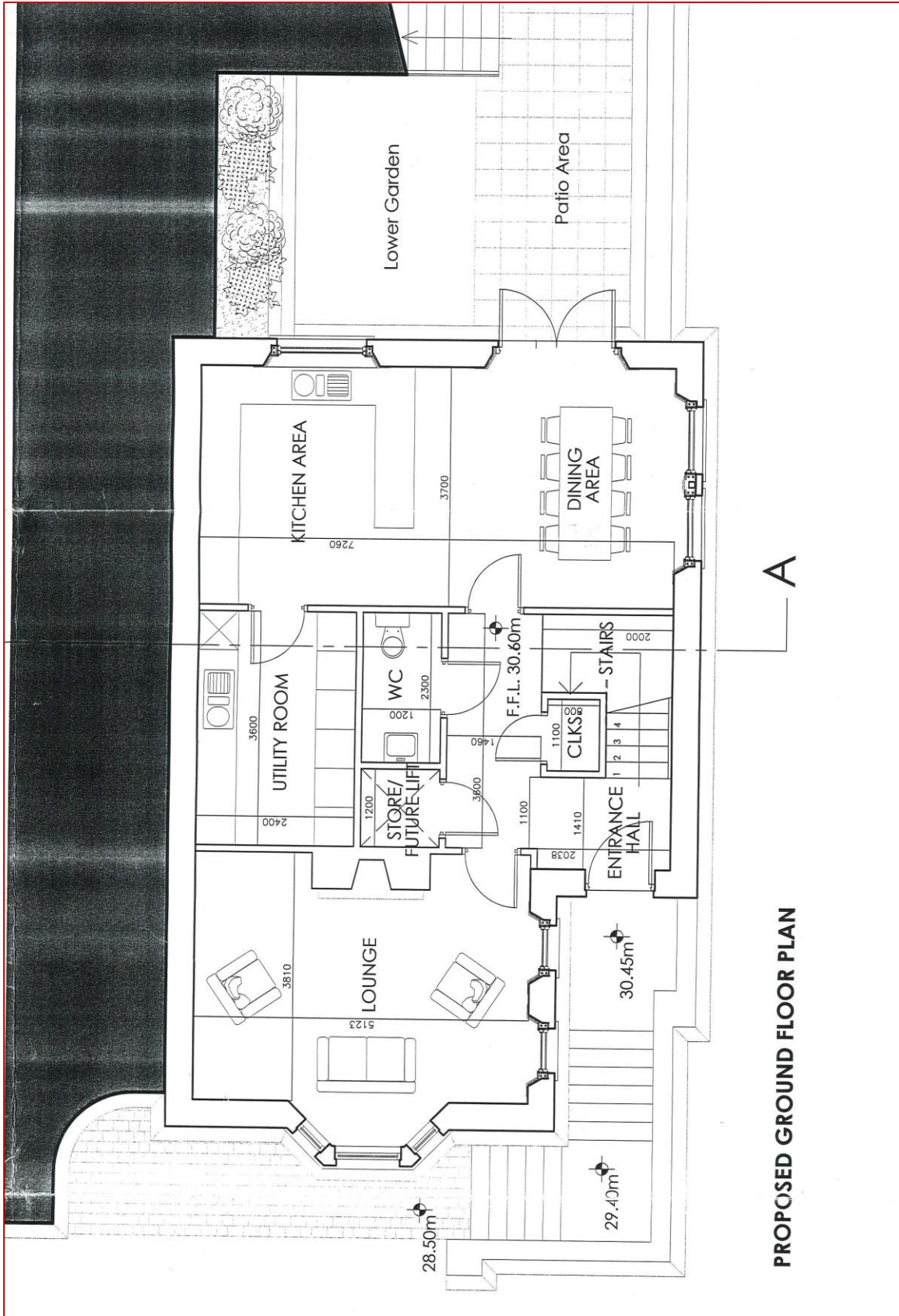
□ VENDOR'S SOLICITOR

Mr Ciaran Rafferty, Rafferty & Co, 83 Hill Street, Newry, Co Down.

PROPOSED SITE LAYOUT

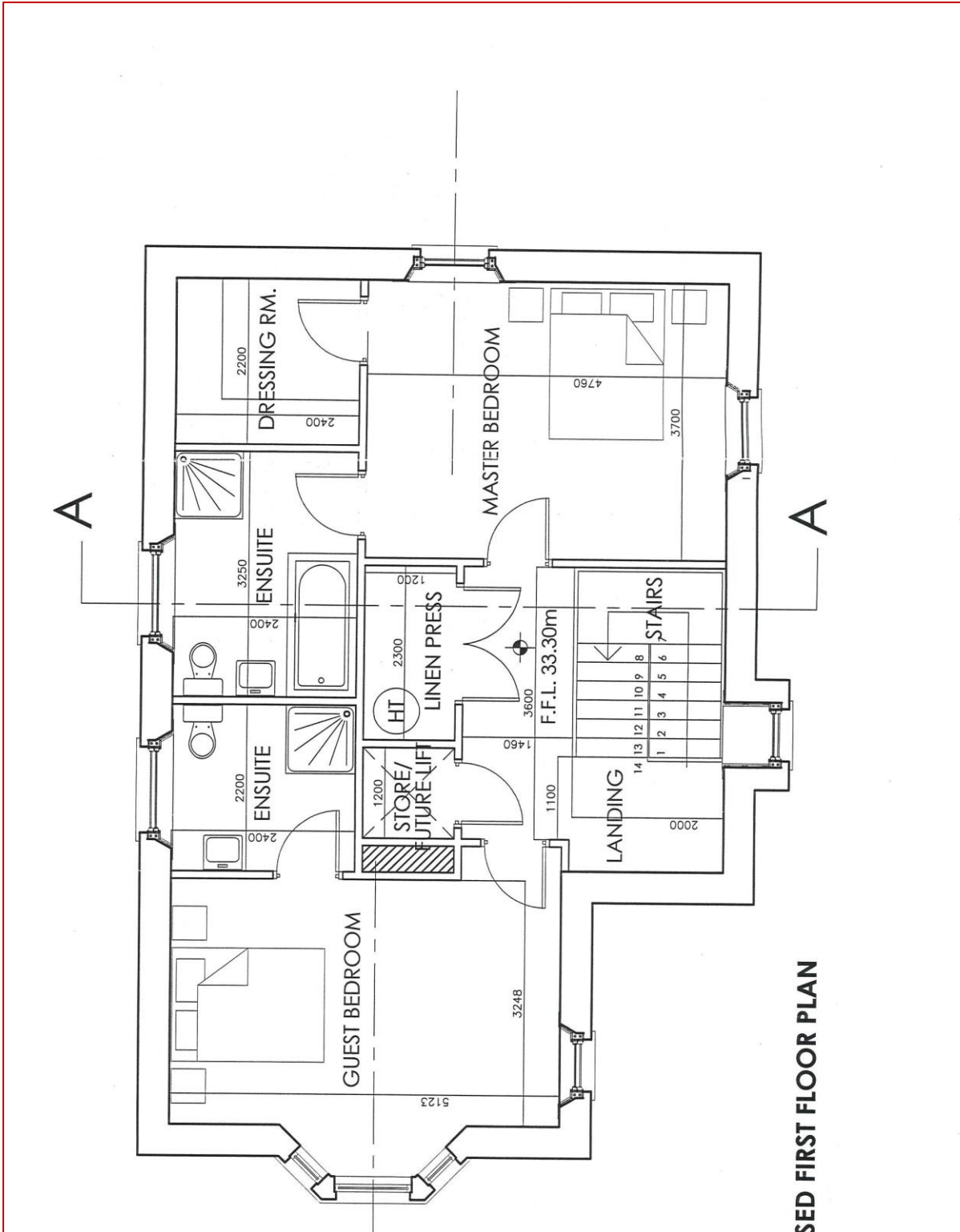


PROPOSED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

❑ PROPOSED FIRST FLOOR PLAN



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