



G/23/027

**FOR SALE  
WARREN HILL,  
NEWRY**

**2 ELEVATED BUILDING SITES  
WITH FULL PLANNING CONSENT FOR SALE**



**Planning Consent granted in October 2022 [ref LA07/2022/1018/F]  
for 2 dwellings, each approx. 2,800sqft.**

**OVERALL SITE AREA EXTENDS TO APPROX. 0.6 ACRES**

**Closing Date for Offers: - 3<sup>rd</sup> August 2023**

**Guide Price: – Offers around £145,000**

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

**BEST PROPERTY SERVICES (N.I.) LTD**  
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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
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 Newry, take the Old Warrenpoint Road and travel past Oaklands and take the first entrance into Warren Hill. Drive to the top and turn left (between sites 21 and 22). Go around the corner and the 2 sites are on the left immediately above the dwelling 21B.

## ❑ PLANNING

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Approved under planning reference LA07/2022/1018/F, for 2 dwellings. Copy Plans attached for Two detached dwellings.

## ❑ SERVICES

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Public water supply and foul sewer within 20 metres of proposed site, subject to N.I Water approval.

## ❑ PROPOSED HOUSE TYPES

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Copy Floor plans attached for Detached 4 Bed Dwellings with Detached Garage.



## **❑ 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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Ciaran Rafferty. Rafferty & Co Solicitors. 028 3026 1102

## **❑ VIEWING**

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By inspection on site.

## **❑ GUIDE PRICE**

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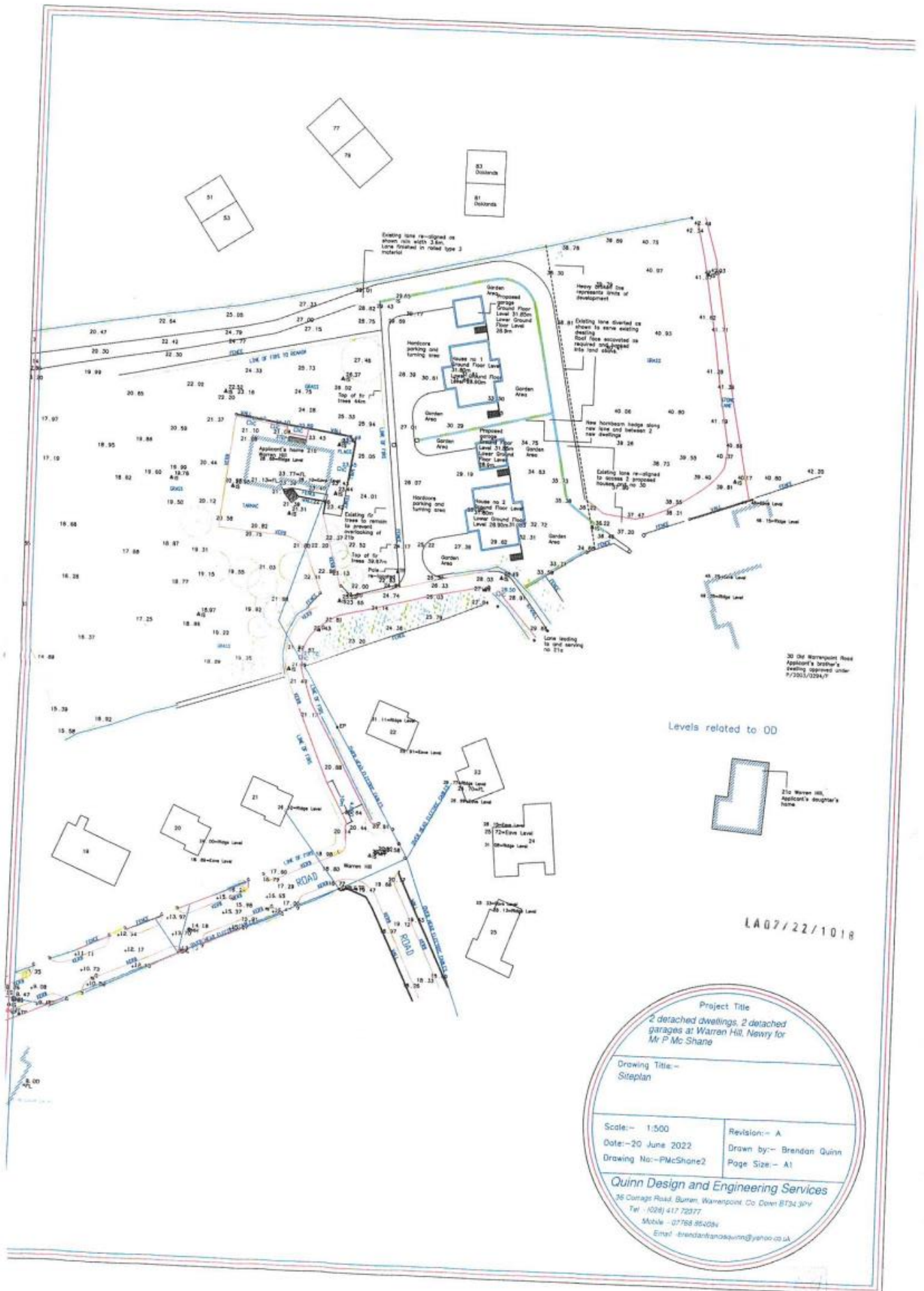
Offers around £145,000.

## **❑ CLOSING DATE FOR OFFERS**

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3<sup>rd</sup> August 2023

# PLANS

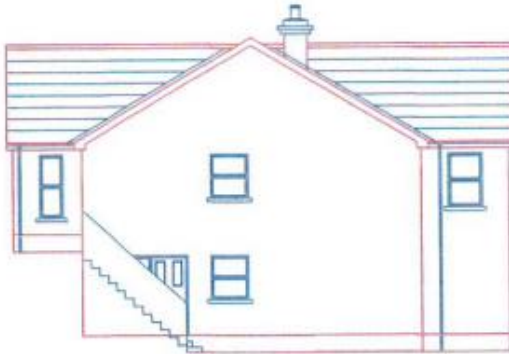




Side Elevation



Front Elevation  
As viewed from low level



Side Elevation



Rear Elevation  
As viewed from high level

Steps providing access down to lower story



First Floor Plan



Ground Floor Plan

LA07/22/1018

**Schedule of external finishes**

- Roof covering to be slate grey Cambrian Slate
- Fascia, barge, soffit and all rainwater goods to be white uPVC
- Windows to have hardwood framing painted white
- Main entrance doors to be hardwood with hardwood frames painted white
- Walls to be finished with smooth render with raised base and raised 100mm plinth surrounding all external openings
- Block pillars at access to be 1500mm high and plastered to match dwellings
- Vehicular garage access door to be aluminium coated with black uPVC

Project Title  
2 detached dwellings, 2 detached garages at Warren Hill, Newry for Mr P McShane

Drawing Title:-  
Floorplans and elevations

Scale:- 1:100	Revision:- A
Date:-20 June 2022	Drawn by:- Brendan Quinn
Drawing No:-PMcShane3	Page Size:- A2

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21 Jun 2022

Old Warrenpoint Road to  
Newry



Old Warrenpoint Road to  
Junction with A2

Scale 1:2500

Area to be considered shown outlined in red to edge of public road  
Additional land within the applicants control shaded and outlined blue

OS Ref:- 266/11/SE

Location:- Old Warrenpoint Road, Newry

Area inside red line 0.3516Ha

Drawing No:-PMcShane1

22/10/18

LA07/22/1018

Comhairle na  
Mhuinte  
Newry, Dist  
District