

FOR SALE
48 RATHFRILAND ROAD
NEWRY
CO DOWN

ZONED DEVELOPMENT LAND EXTENDING TO APPROXIMATELY ONE ACRE
INCLUDING POTENTIAL BUILDING SITE FOR SALE AS ONE LOT



Lot 1 – Former two storey dwelling (No 48) on a half acre site, with potential for a Replacement Dwelling (subject to Planning Consent).

Lot 2 – Adjacent land (c.0.5 acre) to the rear of No 48 which previously had Planning for four semi-detached dwellings (restricted) and has potential for future development.

Entire - Offers around £145,000

(028) 3026 6811
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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

Take the Rathfriland Road from Newry and go past Annsville, then No 46 and take the access avenue on the left hand side which brings you to No 48.

❑ PLANNING

Lot 1

Existing two storey dwelling which should be suitable for a replacement Planning Consent (subject to Planning). Intending buyers should consult with their planning advisor.

Lot 2

Planning Ref LA07/2016/1385/F. Approval for four semi-detached dwellings granted in October 2017 with a restriction on the need to widen the current access, close to the Rathfriland Road.

Foundations have been dug to keep the existing planning live, although intending buyers may decide to make application for an alternative development.

❑ RIGHT OF ACCESS

The vendor reserves a right of access over the proposed development Road from the Rathfriland Road to their retained lands situated north of the subject Development Site.

❑ LAND REGISTRY

The lands in sale are comprised within the following Folios, Co Down.

Part Folio 30920

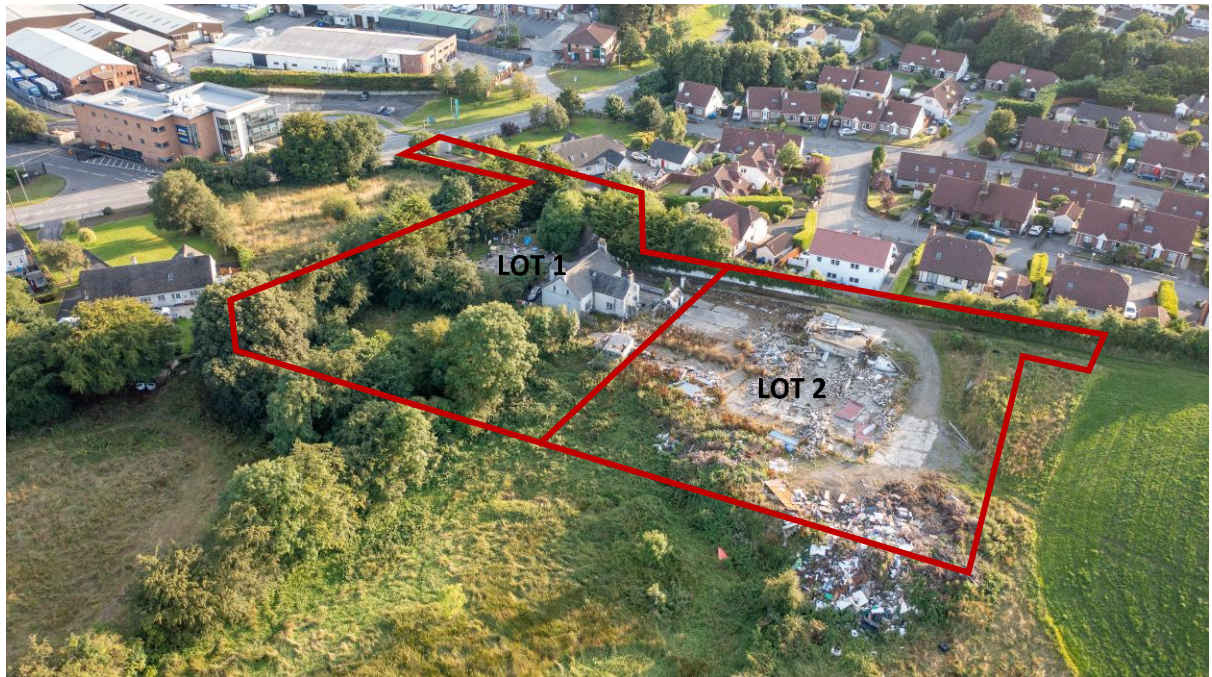
Part Folio DN150227

Folio 10406 (laneway)

❑ VIEWING

Lot 1 – By appointment should they wish to view the interior of No 48.

Lot 2 – By inspection on site.



❑ VENDOR'S SOLICITOR

The Elliott Trainor Partnership, 3 Downshire Road, Newry, Co Down.

❑ GUIDE PRICE

Entire: £145,000

❑ ADDITIONAL INFORMATION

For sale by Best Property Services via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

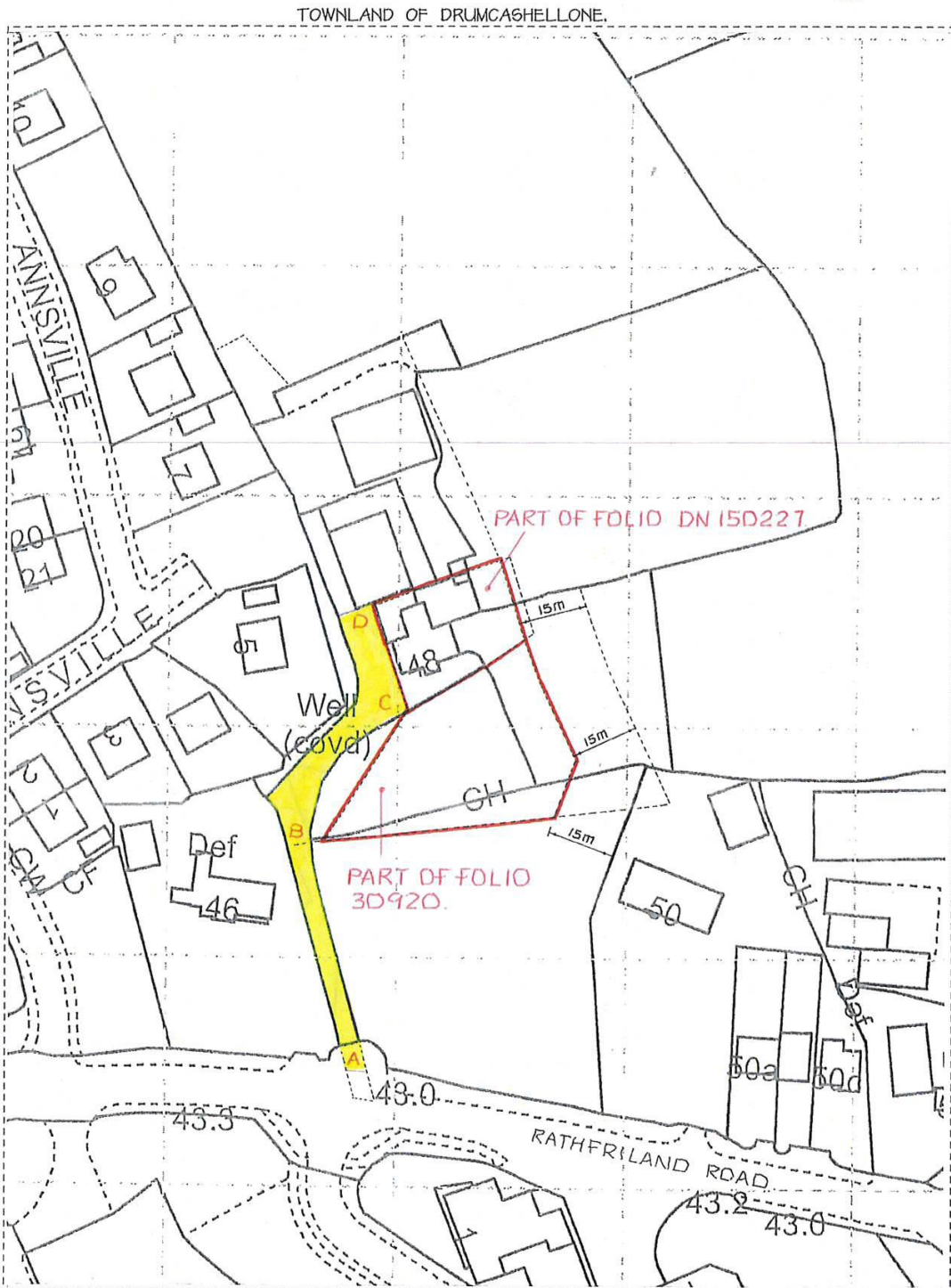
Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

□ FOLIO MAP – Lot 1

MR. MICHAEL HUGHES, PROPERTY AT 48 RATHFRILAND ROAD, NEWRY.
SUB-DIVISION OF FOLIOS 30920 AND DN150227 Co. DOWN.

DRAWING NUMBER
3024-02



LOCATION MAP.

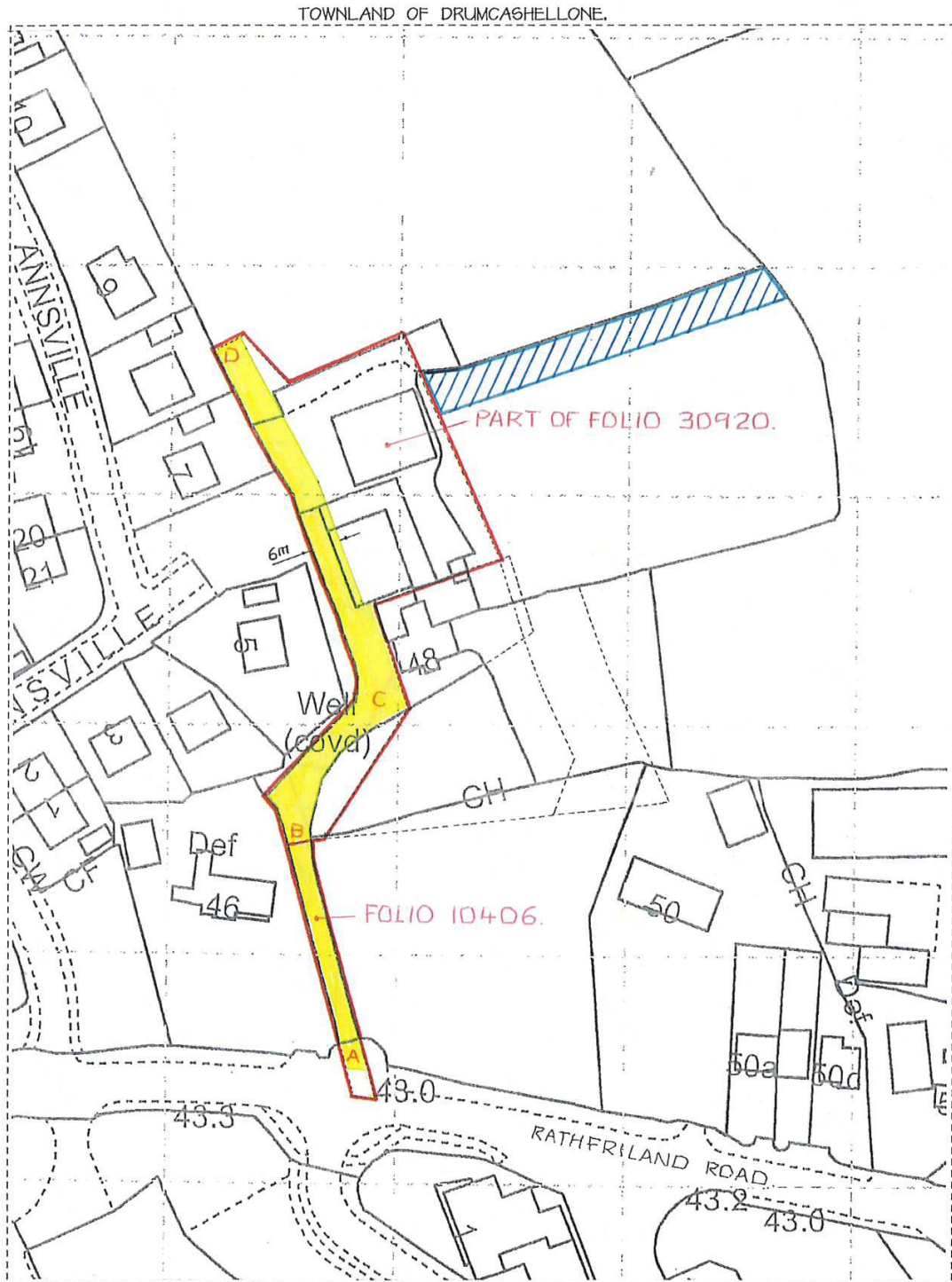
SCALE : 1/1250. I.G. MAP 266-3NE.
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J. H. BINGHAM,
60 GRANGHA ROAD,
RATHFRILAND.
TEL : (028) 4063 8543
DECEMBER 2022.

□ FOLIO MAP – Lot 2

MR. MICHAEL HUGHES, PROPERTY AT RATHFRILAND ROAD, NEWRY.
TRANSFER OF FOLIO 10406 AND PART OF FOLIO 30920 Co. DOWN.

DRAWING NUMBER
3024-01



LOCATION MAP.

SCALE : 1/1250. I.G. MAP 266-3NE.
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