



G/13/062

**FOR SALE
CHEQUER HILL
ARMAGH ROAD
NEWRY
CO DOWN**

**PRIME DEVELOPMENT SITE WITH FULL PLANNING PERMISSION ON
APPROX. 8.54 ACRES FOR SALE**



**Rare opportunity to acquire prominent development site within Newry City
with full planning consent for 67 units**

GUIDE PRICE:- Offers around £2,000,000

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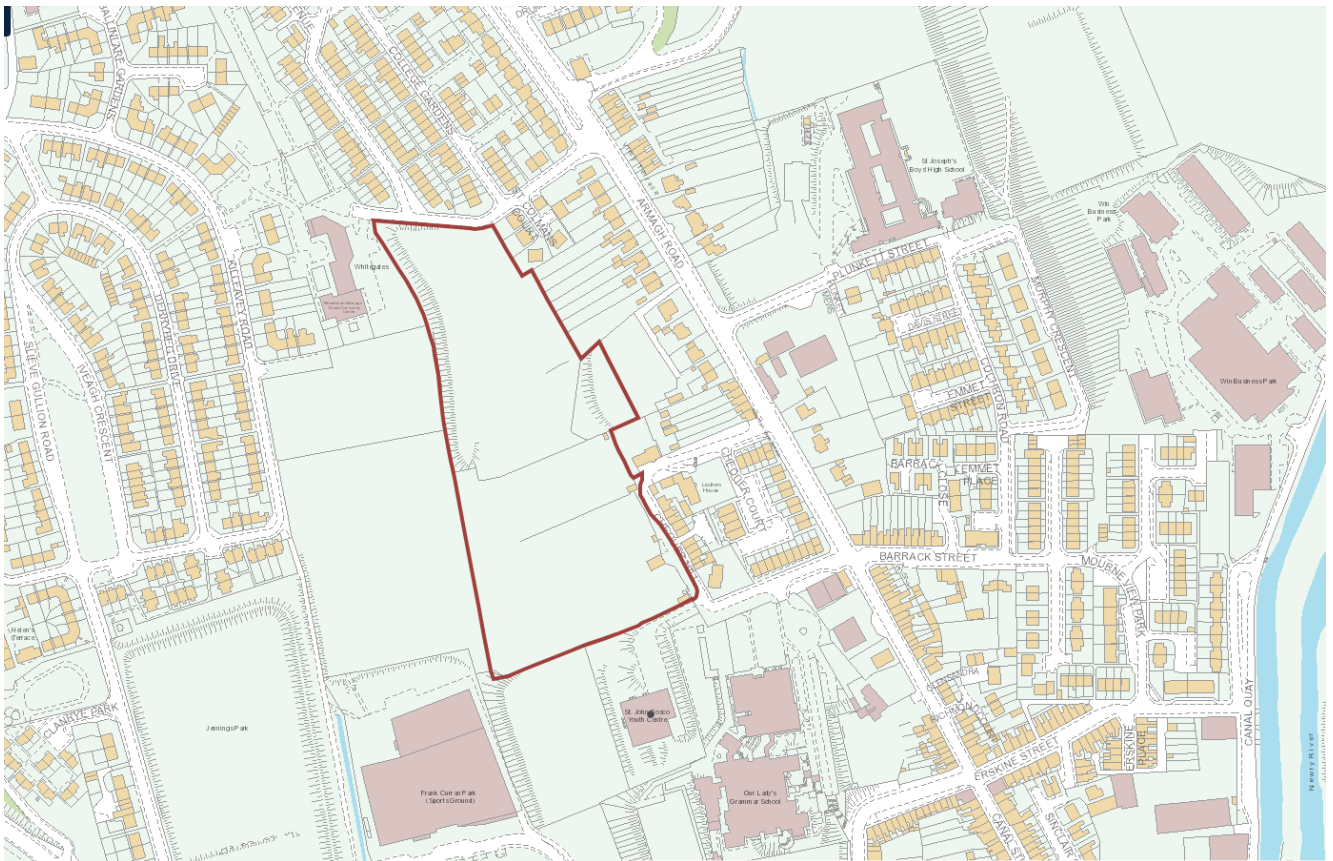
These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ INTRODUCTION

This exceptional and prominent development site with full planning permission for 67 residential dwellings, offers superb convenience to the highly desirable Newry City Centre and the A1/M1 carriageway between Belfast and Dublin. The proposed development, encompassing beautifully designed homes in a highly sought after location, offers the opportunity to acquire a significant site with full planning permission consent granted.

❑ LOCATION

The site is located a short distance from Newry City centre, accessible from College Gardens, just off the Armagh Road.



❑ PLANNING/ZONING

Full Planning Consent was granted on 21st August 2023 (five year expiry).

The site extends to approximately 8.54 acres. Full Planning ref: P2015/0164/F has been granted for the erection of 67 dwellings with associated site works. This includes :-

- 3 1 Bed apartments
- 3 3 Bed apartments
- 8 2 bed semi detached houses
- 50 3 bed semi detached houses
- 3 4 bed detached houses

A minimum of 36 dwellings will be provided for social housing. The design shall include a pedestrian and cyclist link to Armagh Road/Chequer Hill.

Drawings and elevations available upon request.

Intending purchasers are advised to seek their own independent advice on the planning.



❑ 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 on site.



❑ VENDOR'S SOLICITOR

Fisher & Fisher Solicitors, 9 John Mitchel Place, Newry
linda.wright@ffsolicitors.com

□ GUIDE PRICE

Offers around £2,000,000

□ SITE MAP



Green hatch denotes existing outbuildings to be demolished

Site Location Map **1:2500**
 I.G. MAP 266-3SW3
 REPRODUCED FROM THE ORDNANCE SURVEY
 OF NORTHERN IRELAND 1:2500 MAP,
 WITH THE PERMISSION OF THE DIRECTOR
 AND CHIEF EXECUTIVE

A4 X

R	03.08.22	RED LINE AMENDED FOR VISIBILITY AT C. HILL	CM
A	04.04.18	RED LINE AMENDED FOR VISIBILITY AT ACCESS 2H	JH
REV	DATE	DETAILS OF REVISION	INITIALS
STATUS OF DRAWING			
000 SURVEY/PROSPECTING (S)	001 CONSTRUCTION (C)		
100 SKETCH DESIGN (SD)	010 AS BUILT (AB)		
200 PLANNING (PL)			
300 WORKING DRAWING (WD)			
400 TENDER (T)	PRELIMINARY (P)		

**MILLIGAN
RESIDE
LARKIN LTD
ARCHITECTS**

1:2500

15.12.14

PROJECT NO: 40068-201

DESIGNER: PMcE

CHECKER: ETL

PLANNING NO: 40068-201

PLANNING NO: 40068-201

PLANNING NO: 40068-201

CLIENT	Mr. George McCullough
PROJECT	Proposed Housing Development at Chequer Hill, Armagh Road & Lands, North of College Gardens, Newry
TITLE	Site Location Map
REFERENCE	B

