



G/23/095

**FOR SALE**  
**2 GLEN-MULLAN**  
**NEWRY**  
**CO DOWN**  
**BT34 1BJ**

**BUILDING SITE ON APPROXIMATELY 0.3 ACRE**



**An excellent opportunity to acquire a building site situated only 0.9 mile from Newry city centre.**

**Guide Price: Offers Around £150,000**  
**Closing Date for Offers: 14<sup>th</sup> December 2023**

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

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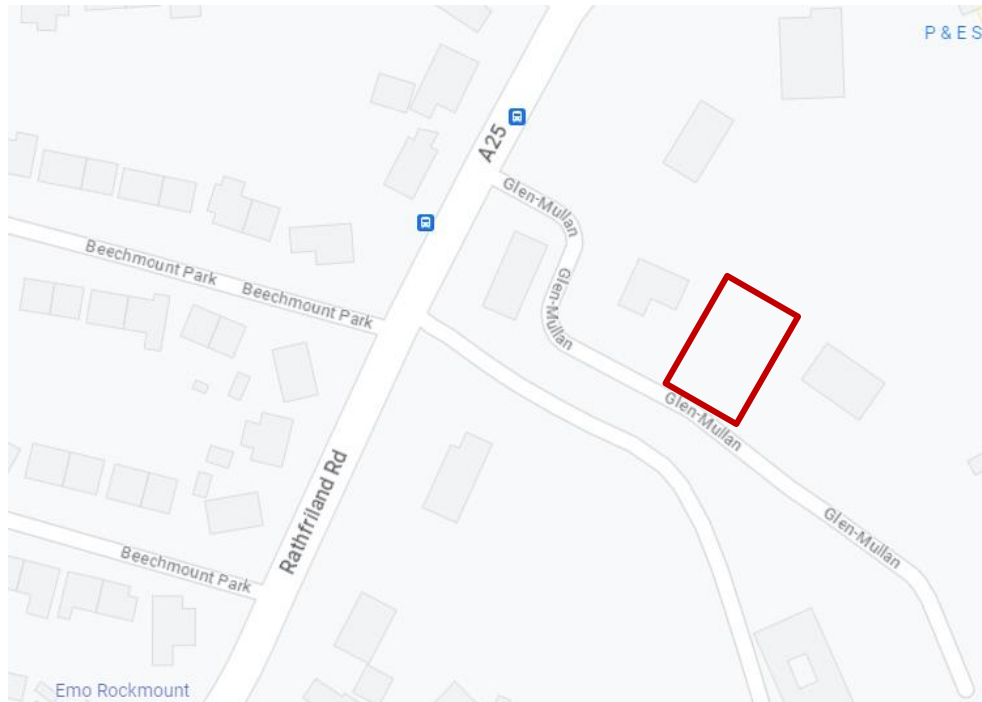
Also at:- Armagh and Dundalk

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

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From Newry, take the Rathfriland A25 road for approximately 0.9 mile and turn right onto Glen-Mullan and the land is on the left-hand side.



## ❑ PLANNING

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Whilst there is not a specific planning consent applicable to this individual site, the development of Glen-Mullan included approval for residential development on all these sites. Number two is the last site to be developed. Intending buyers should consult their planning advisor or architect should they have any concerns.

## ❑ AREA

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The site area would appear to extend to approximately 0.3 Acres.



### **❑ VIEWING**

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By inspection at any time.

### **❑ 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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Mr Robert Ferguson, Fisher Mullan, 8 Trevor Hill Newry Co. Down BT34 1DN

### **❑ GUIDE PRICE**

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Offers Around £150,000



## ❑ CLOSING DATE FOR OFFERS

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14<sup>th</sup> December 2023

## ❑ LOCATION MAP

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