



**Features:**

- \* Lands of approximately 2.7 acres with frontage on to the Scarva Road, Banbridge
- \* Designated 'white land' within the development settlement limit of Banbridge as per current Banbridge Newry & Mourne Area Plan 2015
- \* Suitable for a variety of uses (subject to planning) such as employment/industrial/commercial/social housing
- \* Adjacent to Franklin's Factory, St Patrick's College and ABC Council depot
- \* Convenient location in close proximity to town centre amenities
- \* A1 Dual Carriageway 5 minutes, Dublin Airport 60 minutes, Dublin City Centre 90 minutes, Belfast 30 minutes, Newry 15 minutes
- \* Folio no. 32473 Co. Down (part of) Note the property includes a Public Right of Way for Pedestrians Only from Scarva Road to Larchwood



**Price:**

Offers Around: £430,000  
 Holding Deposit: £2,000  
 Ref: 10915

**Enquiries To Banbridge**

Please call (028) 4066 2206  
 Mon – Fri 9:00am to 5:30pm  
 Sat 9:30am to 12 noon

**Further Information:**

Christopher Boyce  
 christopher.boyce@shooter.co.uk

Caroline McConkey  
 caroline@shooter.co.uk



**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

BANBRIDGE  
 21 Newry Street  
 Banbridge  
 BT32 3EA  
 028 4066 2206  
 banbridge@shooter.co.uk

LISBURN  
 17-19 Market Street  
 Lisburn  
 BT28 1AB  
 028 9266 6556  
 lisburn@shooter.co.uk





Lands adj. to  
54 Scarva Road  
BANBRIDGE BT32 3QD

**shooter**  
property services



CIRCA 2.7 ACRES OF  
'WHITE LAND' SUITABLE FOR  
DEVELOPMENT (STP)

A rare opportunity to acquire lands suitable for a range of uses (subject to planning) within Banbridge. Extending to approximately 2.7 acres the site benefits from frontage on to the Scarva Road and is situated adjacent to Franklin's Factory and St. Patrick's College. There are no current planning approvals, the land is designated 'white land' within the development settlement limit of Banbridge as per current Banbridge Newry & Mourne Area Plan 2015. A feasibility study has been prepared by a local architect and is available through the selling agent.

LAND

for sale

£430,000