



**OK
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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

Lands at Armagh Road, Newry BT35 6PN

Residential Development Opportunity extending to c. 27.2 acres (11 hectares)

LOCATION

Newry City has historically been a gateway between Northern Ireland and the Republic of Ireland, having the benefit of continual cross border trade and being a pivotal location for service industries both North and South. The City of Newry enjoys strong links by road and rail with Belfast c. 37 miles to the north and Dublin c. 67 miles to the south.

The subject lands are located just off the Armagh Road in a popular and densely populated housing area c. 1 mile north of the city centre.

ASSET OVERVIEW

The holding comprises a block of largely undeveloped land situated just off the Armagh Road, c. 1 mile from the city centre and is accessed via an internal road servicing St. Colman's College.

The area is predominated by both private and social housing which is complemented by a number of schools including St. Colman's College and St. Joseph's Boys' High School.

Other facilities in the immediate neighbourhood include Damolly Retail Park and Fiveways Service Station and Supermarket.

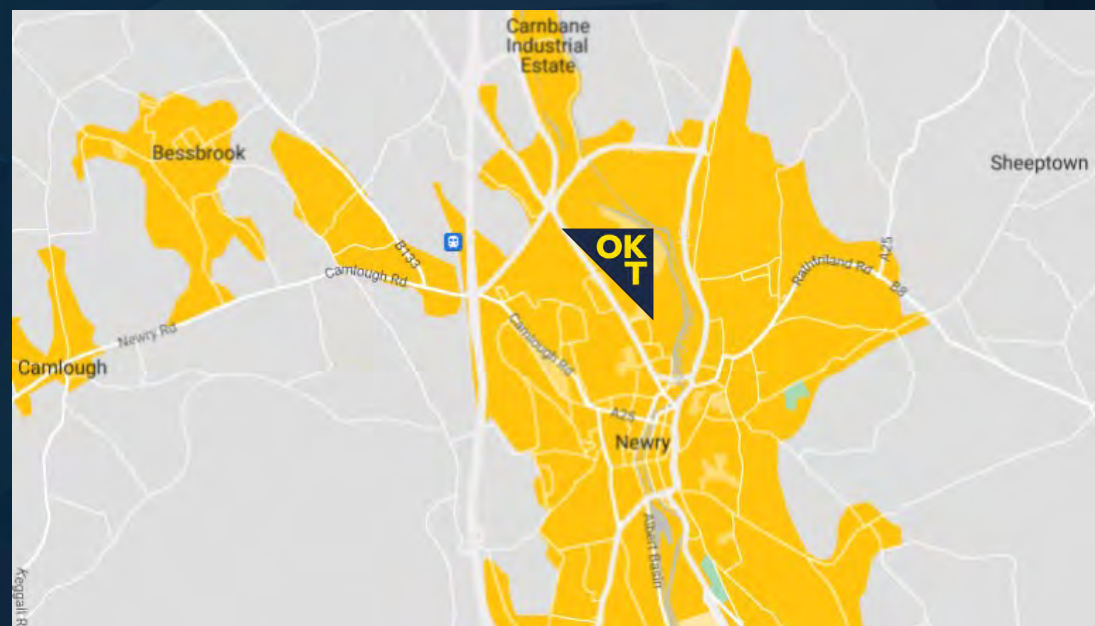
The site enjoys a strategic location to the northern fringe of the city and benefits from an elevated setting with views over the Newry River & Canal.

In addition to the undeveloped lands, the 'Bishop's House', a Grade B1 listed two storey building and gate house at the entrance to the estate are included within the sale.

PLANNING

The majority of the lands are situated within the Development Limit of Newry City under the Banbridge, Newry & Mourne Area Plan 2015 and zoned as 'white land'.

The remaining lands are again within the Development Limit but zoned as being within a Local Landscape Policy Area.



**C. 1
MILE
TO NEWRY**

**C. 37
MILES
TO BELFAST**

**C. 67
MILES
TO DUBLIN**

**SITE
AREA**

**C. 27.2 ACRES
(11 HECTARES)**

INDICATIVE MASTERPLAN



- KEY**
- 01 SITE 1
 - 02 SITE 2
 - 03 SITE 3
 - 04 SITE 4
 - 05 SITE 5

— SITE BOUNDARY



A detailed overview of the indicative masterplan showing the potential of the lands is available upon request.



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SALES DETAILS

PRICE:

Price on Application.

TITLE:

Assumed freehold.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9562



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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