



FOR SALE

G.24.008

**LURGANREAGH ROAD
KILKEEL
CO. DOWN**

**REPLACEMENT DWELLING ON APPROXIMATELY 9.7 ACRES IN
ONE OR MORE LOTS**



**Rare opportunity to acquire a small holding in a peaceful
countryside setting surrounded by beautiful views of the Mourne
and Cooley Mountains**

**Guide Price: Offers around £295,000
Closing Date For Offers: 11th April 2024**

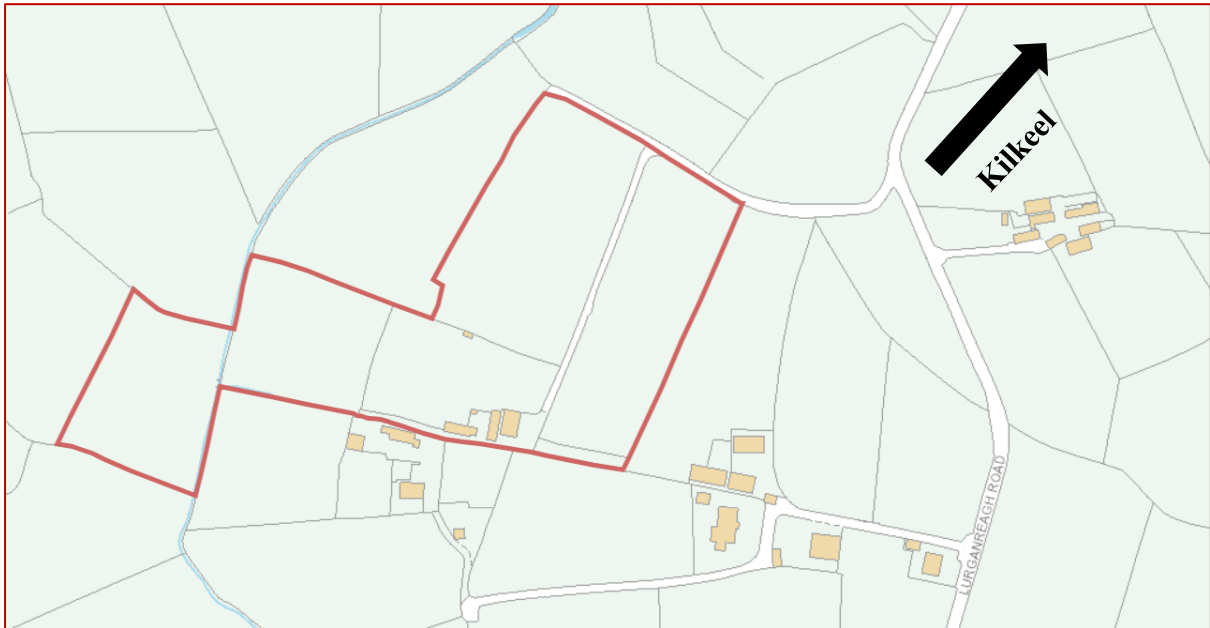
(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD
108 Hill Street, Newry, Co. Down BT34 1BT
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
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

From Kilkeel head southeast along Greencastle Street for 1.5 miles before turning right onto the Dunnaval road, continue along for 1.2 miles before turning left onto the Lurganreagh road. Travel approximately 0.2 miles and turn right onto a laneway and the subject lands are situated approximately 100 meters on your left.



❑ AREA

The lands extend to approximately 9.7 acres as shown on the attached maps, and include a 3-link agricultural building erected since 1994.

❑ PLANNING

Full planning consent was granted for the erection of a replacement bungalow and detached garage, granted in May 2016 under Planning reference LA/2015/1037/F. As this planning consent has since lapsed, intending purchasers are advised to have their own architect provide independent planning advice.

❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser on completion.

❑ LAND REGISTRY

The lands in sale are comprised within Folio 6964, 6878a & DN238026 Co Down.

❑ SINGLE FARM PAYMENT

There are no SFP entitlements available with the sale of these lands.

❑ VENDOR'S SOLICITOR

Emma Sheppard, Rosemary Connolly Solicitors, 2 The Square, Warrenpoint, Co Down.

028 417 53121 emmasheppard@solicitorsni.net

❑ VIEWING

By inspection at any time.

❑ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.



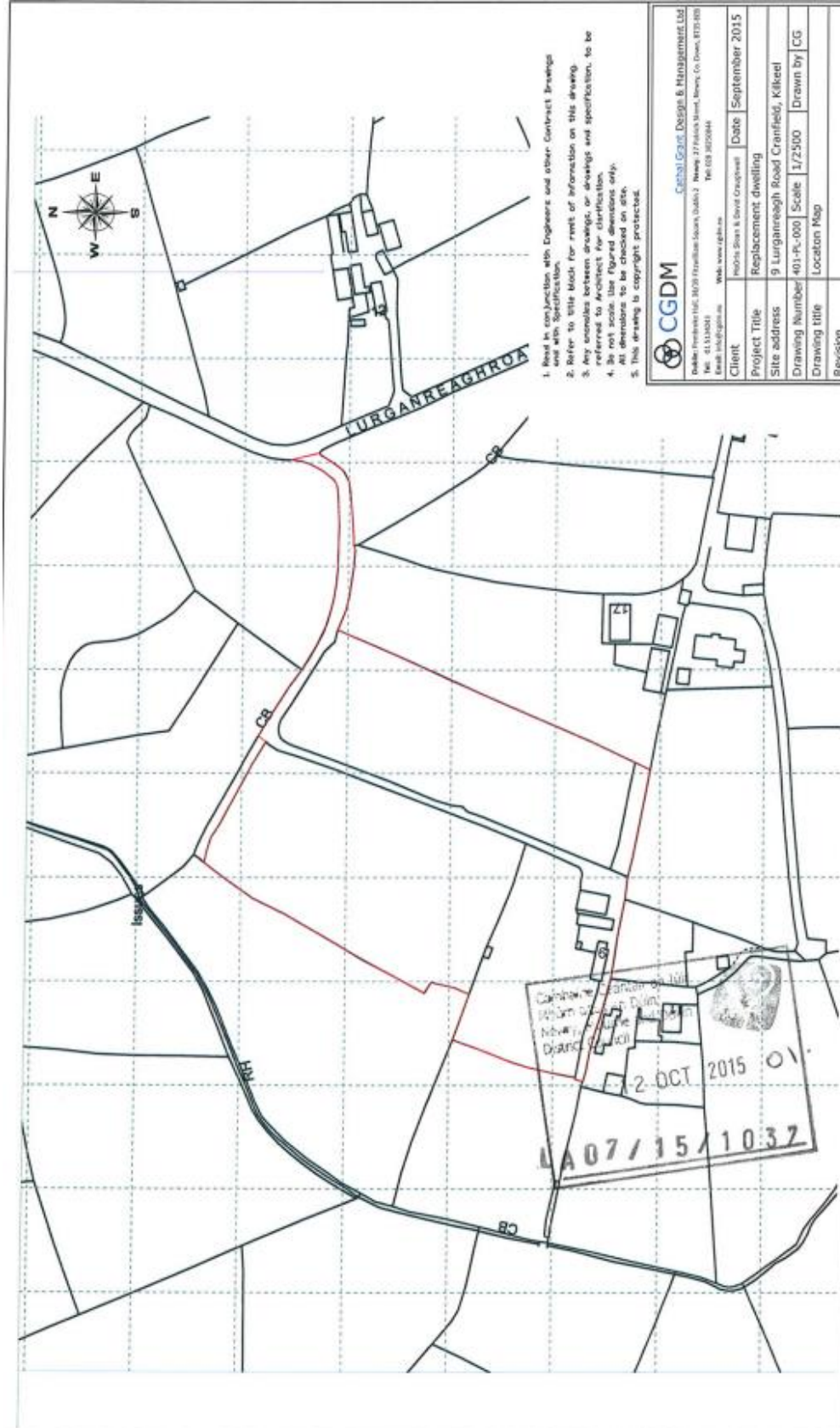
□ GUIDE PRICE

Offers in the region of £295,000.

□ CLOSING DATE FOR OFFERS

Thursday 11th April 2024.

MAPS & DRAWINGS (FOR IDENTIFICATION ONLY)



LOCATION OF TANK	PROTECTIVE MEASURES
LESS THAN 1800mm FROM ANY PART OF A BUILDING.	ANY EAVES LESS THAN 1800mm FROM THE TANK SHALL HAVE 30 MINS. FIRE RESISTANCE FOR INTEGRITY AND INSULATION EXTENDING 300mm BEYOND EACH SIDE OF THE TANK, AND EITHER: (A) ANY PART OF THE BUILDING WALL LESS THAN 1800mm FROM THE TANK SHALL BE IMPERFORATE, WITH A MIN. 30 MINS. FIRE RESISTANCE IN TERMS OF INSULATION, INTEGRITY AND STABILITY TO INTERNAL FIRE; OR (B) PROVIDE A FIRE WALL BETWEEN THE TANK AND ANY PART OF THE BUILDING WHICH IS LESS THAN 1800mm FROM THE TANK. THE FIRE WALL SHALL EXTEND NOT LESS THAN 300mm HIGHER AND 300mm WIDER THAN THE TANK.
1800mm OR MORE FROM A BUILDING.	NO PROTECTION REQUIRED

PROVIDE A FIRE WALL BETWEEN THE/TANK AND THE BOUNDARY OR A BOUNDARY WALL WHICH HAS A MIN. 30MINS FIRE RESISTANCE IN TERMS OF INSULATION, INTEGRITY AND STABILITY TO FIRE ON EITHER SIDE. THE WALL SHALL BE IMPERFORATE AND BOUNDARY WALL MUST EXTEND NOT LESS THAN 300mm HIGHER AND 300mm BEYOND THE ENDS OF THE TANK.

OIL TANK CONSTRUCTION
AN OIL STORAGE TANK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF:
(A) - BS 799-5: 1987, FOR STEEL STORAGE TANKS, AND
(B) - BS T 100 : 1985, FOR MEDIUM-DENSITY POLYETHYLENE TANKS
PROTECTIVE MEASURES AGAINST FIRE

AN ABOVE GROUND OIL STORAGE TANK SHALL BE PLACED ON A PAVED SURFACE CONSTRUCTED OF CONCRETE OR PAVING SLABS NOT LESS THAN 42mm THICK. THE TANK SHALL BE PROTECTED BY A 100mm THICK CONCRETE OR PAVING SLAB NOT LESS THAN 42mm THICK. ITS EXTERNAL SKIN IF IT IS AN INTEGRAL BINDER TYPE, IS NOT LESS THAN 300mm

THE PROTECTION OF AN ABOVE GROUND OIL STORAGE TANK FROM A FIRE WHICH MAY START IN A BUILDING ON THE SITE, SHALL BE IN ACCORDANCE WITH THE PROVISIONS GIVEN IN TABLE 5.4 OF BS 5410 : 1997
FIREWALLS SHOULD BE CONSTRUCTED THAT THEY DO NOT POSE A DANGER TO PEOPLE.

DRAINAGE NOTES :
DRAINAGE SHALL BE PROVIDED TO ENSURE THAT SURFACE WATER DOES NOT FLOW FROM THE PROPOSED SITE UNTO THE PUBLIC.
SIMILARLY THE EXISTING ROAD DRAINAGE MUST BE ACCOMMODATED WHERE APPROPRIATE AND MEASURES MUST BE TAKEN TO PREVENT OVERFLOWING OF ROAD DRAINAGE INTO THE PROPOSED SITE.
ANY OPEN DRAINAGE IN THE VERGE SHALL BE COVERED ALONG THE ENTIRE FRONTAGE OF THE SITE TO THE SATISFACTION OF DEC. ROADS SERVICE.
OPEN DRAINS BEHIND THE FENCE / HEDGE LINE SHALL BE PIPED TO THE SATISFACTION OF THE DEPARTMENT OF AGRICULTURE - WATERCOURSE MANAGEMENT DIVISION.

POST AN NAT FENCE
PROPOSED HEDGEBROW TO BE PLANTED IN THIS AREA
STONE FILLED SOAKPIT



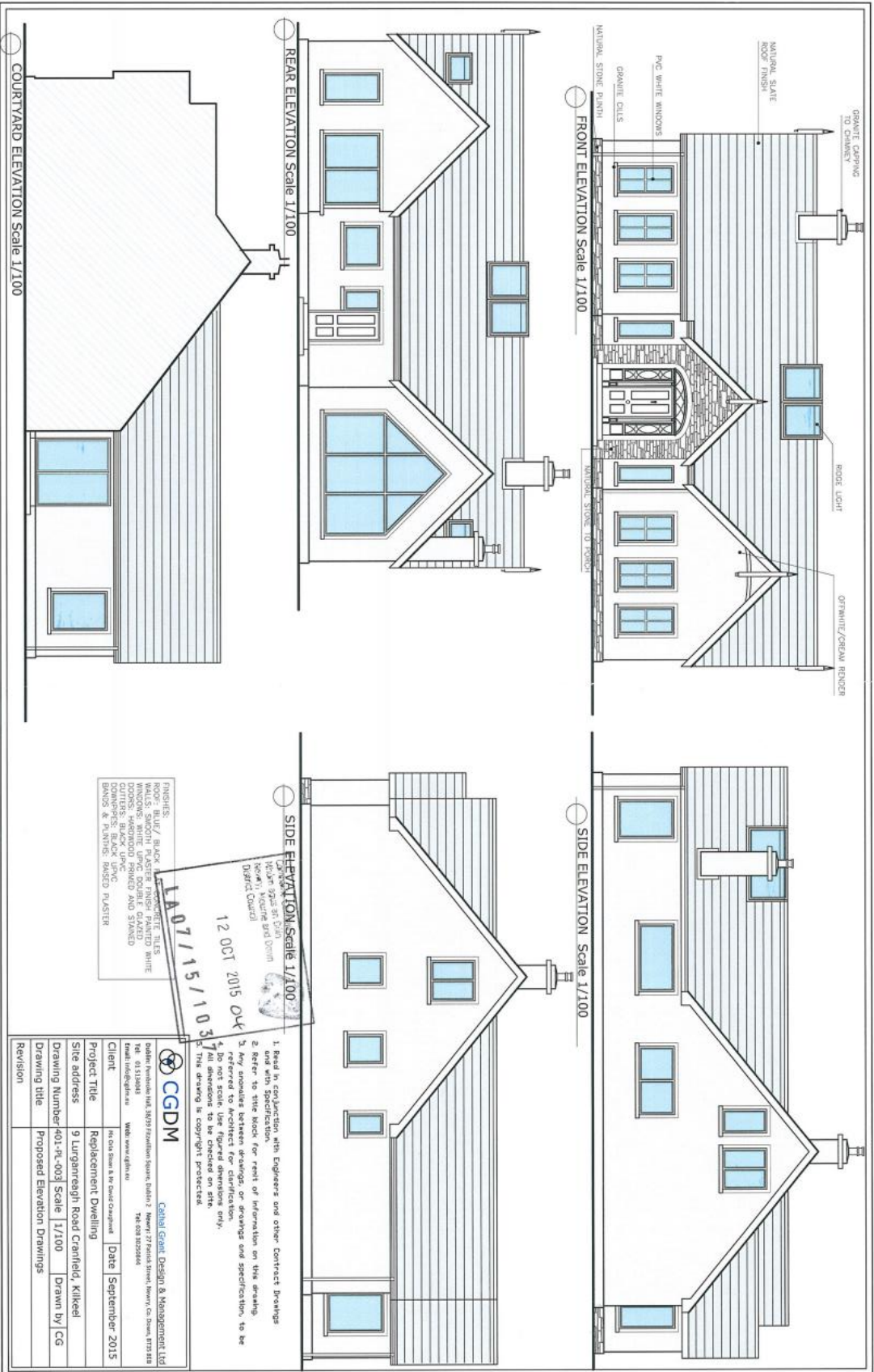
12 OCT 2015
LA07/15/1037
Checked on file
Helen Goss Site Tech
Nancy McNamee and Donn
Debra O'Connell
Design Checked

1. Read in conjunction with Engineers and other Contract Drawings and with Specification.
 2. Refer to title block for rest of information on this drawing
 3. Any anomalies between drawings, or drawings and specifications, to be referred to Architect for clarification.
 4. Do not scale. Use figured dimensions only.
- All dimensions to be checked on site.
This drawing is copyright protected.

CGDM Central Green Design & Management Ltd Dublin Peninsula Hill, 28/29 Frawley Square, Dublin 2, Newry 27 Fenny Street, Newry, Co. Down, BT18 8BQ Tel: 011534040 Web: www.cgdm.ie Email: info@cgdm.ie Tel: 028 30210841	
Client	Mc Ois Stew & Son Road Campsey
Project Title	Replacement Dwelling
Site address	9 Lurganraagh Road Cranfield, Kilkeel
Drawing Number	401-14-001 Scale 1/500
Drawing title	Proposed Site Plan
Revision	

DWELLING TO BE RE-ACED
SWAPING IN ORDER
BEFORE CONSTRUCTION
CONSTRUCTED BEFORE
NEW DWELLING

FUTURE AREA FOR
FARM EXPANSION
SHOWN HATCHED



GRANITE/CREAM BRICK
ROOF LIGHT
NATURAL SLATE ROOF FINISH

PVC WHITE WINDOWS
GRANITE CILLS
NATURAL STONE FINISH
FRONT ELEVATION Scale 1/100

REAR ELEVATION Scale 1/100

COURTYARD ELEVATION Scale 1/100

SIDE ELEVATION Scale 1/100

SIDE ELEVATION Scale 1/100

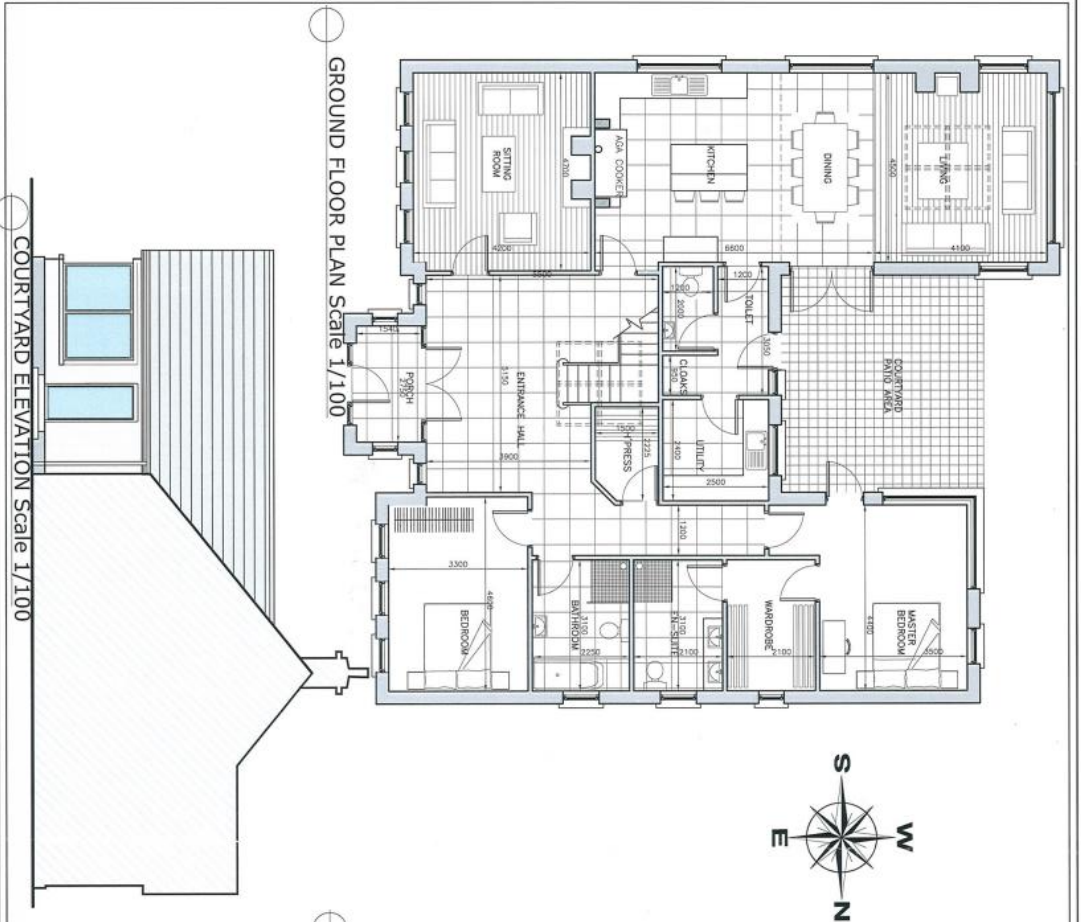
12 OCT 2015 OK
1A07/15/103
Checked by: [Signature]
Drawn by: [Signature]
Date: 12 OCT 2015

FINISHES:
ROOF: BLUE/BLACK GLAZED CONCRETE TILES
WALLS: WHITE PLASTER
WINDOWS: WHITE UPVC DOUBLE GLAZED
DOORS: HARDWOOD FRAMED AND STAINED
COMPRESSES: BLACK UPVC
BANDS & PLINTHS: RASSED PLASTER

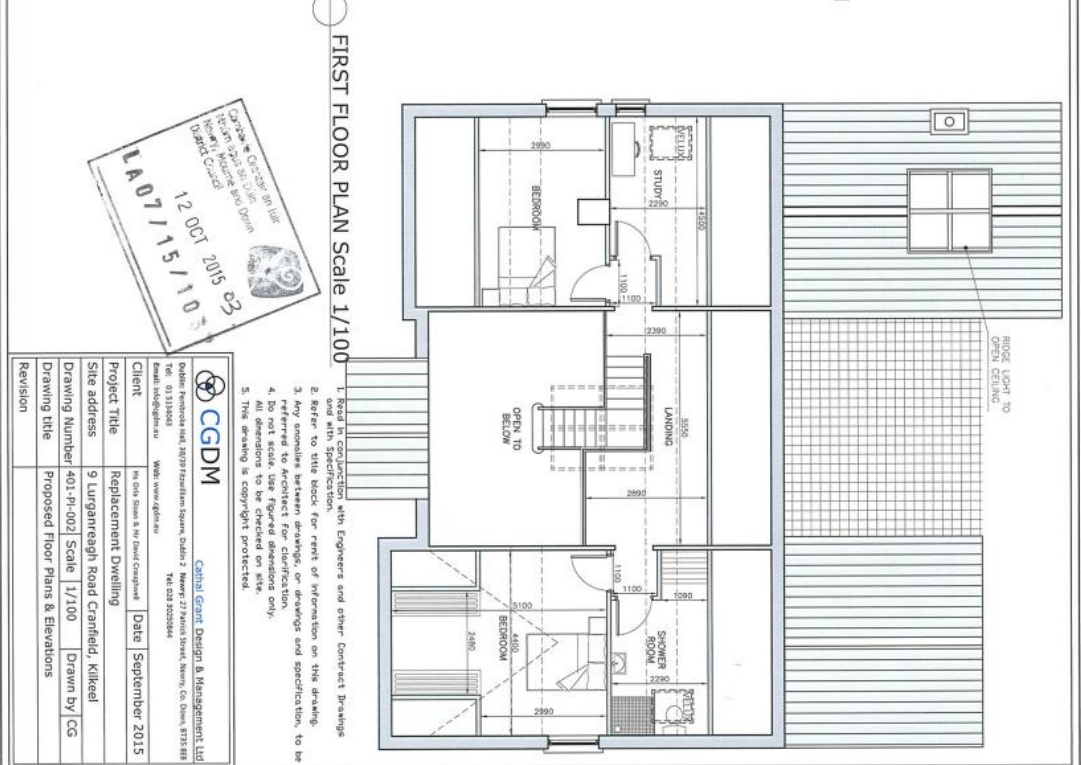
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<p>CGDM Central Goid Design & Management Ltd Dublin, Ireland, Unit 31/33 Fawcett Square, Dublin 7 Tel: 013538481 Email: info@cgdm.ie Web: www.cgdm.ie</p>	
Client	90 Oak Road, 8, South Co. Wick
Project Title	Replacement Dwelling
Site address	9 Lurganraugh Road Cranfield, Killeel
Drawing Number	401-PL-003
Scale	1/100
Drawn by	ICG
Drawing title	Proposed Elevation Drawings
Revision	
Date	September 2015

GROUND FLOOR PLAN Scale 1/100



FIRST FLOOR PLAN Scale 1/100



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2. Refer to title block for points of information on this drawing.
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CGDM
 12 OCT 2015 03
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<p>CGDM Central Grant Design & Management, Ltd Public: Fynvold Hall, 3079 Fynvold Lane, Dublin 2. Newry: 27 Fynvold Street, Newry, Co. Down, BT35 4BA Tel: 01315444 Email: info@cgdm.ie Web: www.cgdm.ie</p>	
Client	The Orla Stone & Ní Fionnraigh
Project Title	Replacement Dwelling
Date	September 2015
Site address	9 Lurganraugh Road Cranfield, Killead
Drawing Number	401-PI-002
Scale	1/100
Drawn By	ICG
Drawing title	Proposed Floor Plans & Elevations
Revision	