



G/24/011

**FOR SALE
24 NURSERY DRIVE
NEWRY
BT35 8SF**

**SUPERB DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION ON
APPROXIMATELY 0.7 ACRES**



**Excellent development land with easy access to Newry City Centre and the A1.
Outline planning consent approved for a housing development. A
proposed layout for 9 dwellings is attached.**

GUIDE PRICE:- Offers around £ 265,000

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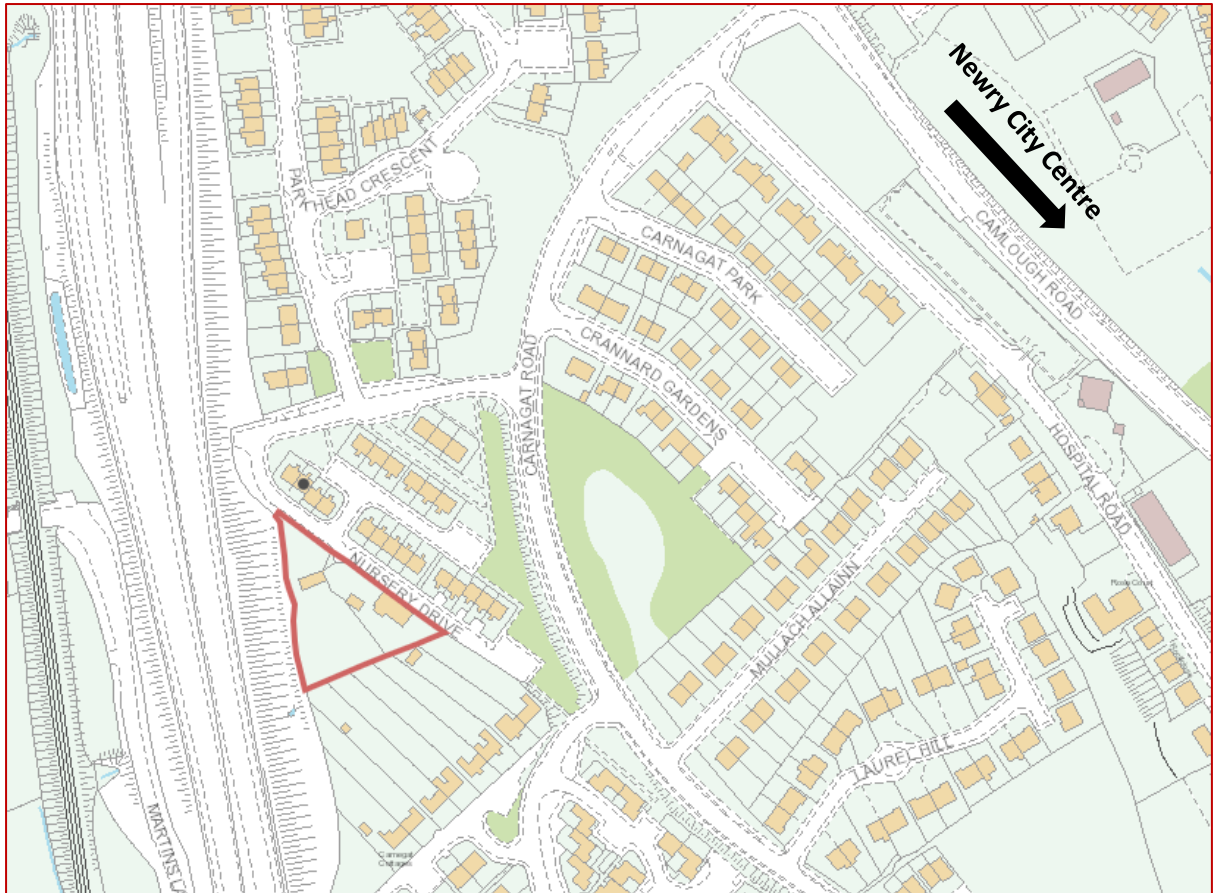
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give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

❑ LOCATION

From Newry take the A25/Camlough road for 0.9 mile and turn left onto the Carnagat road, continue for 0.3 miles before turning right onto Nursery drive, continue on Nursery Drive for 0.1 mile and the subject development lands are located on your right-hand side.



❑ PLANNING

Outline Planning Consent was granted on 19th February 2024 (three year expiry).

The site extends to approximately 0.7 acres. Planning ref: LA07/2021/1427/O

A proposed housing layout shows:

1 detached house

8 semi detached houses

Drawings and elevations available upon request.

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

❑ NI WATER

A copy of the relevant section of the engineers report is attached, allowing the proposed development to be connected to the NI water system. As this development site is considered “brownfield” it may provide a storm water offsetting solution. We are advised that with some storm offsetting enough flow will be removed from the system to allow the foul flow to the development to connect. Intending purchasers advised to have this verified by their own engineer.



❑ 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 at any time.

❑ **VENDOR'S SOLICITOR**

DND Law, Lisa Hynes, 1 Downshire road Newry BT34 1ED, 02830264611
lisab@dndlaw.com

❑ **GUIDE PRICE**

Offers around £265,000.

NI WATER ENGINEERS REPORT



Solution Engineer Report DS48123

2. Solution Investigation

Options highlighted in green in Table 1 are deemed viable options to take forward in the assessment in order to allow for the proposed development to connect to the NIW system with the current known issues in the network.

| Solution | Initial Viability Assessment |
|--|---|
| 1 Investigate if there is a programme for a Capital Works scheme to fix the issue within the catchment. | There are no schemes planned to address all the downstream issues in the catchment. |
| 2 Investigate if developer can fund/ mostly fund a capital works scheme to fix the issue within the catchment. | Not cost effective to ask the developer to fund scheme to address all the issues. |
| 3 Phased development | Phased development will not resolve the downstream issues. |
| 4 Storm offsets – within the site | Option for storm water offsetting inside the site to be brought forward for assessment to address the capacity issues in the pipe network, this will not provide enough PE so additional offsetting required. |
| 5 Storm offsets – outside the site | Option for storm water offsetting outside the site to be brought forward for assessment. |
| 6 Works within Catchment to divert flows to another catchment with capacity | Only to be considered as a potential option after all other potential options have been examined in depth and found to be not viable. |
| 7 New gravity sewer | Only to be considered as a potential option after all other potential options have been examined in depth and found to be not viable. |
| 8 Pump-away | Only to be considered as a potential option after all other potential options have been examined in depth and found to be not viable. |
| 9 Flow attenuation and release during low flow – smart networks | Only to be considered as a potential option after all other potential options have been examined in depth and found to be not viable. |
| 10 Dedicated wastewater treatment works for the site/s sites provided by the developer/s. | Only to be considered as a potential option after all other potential options have been examined in depth and found to be not viable. |

Table 1 Solution Prioritisation Table

3. Options Assessment

3.1 Option 1, Scheme 1: Storm offsets – within the site

3.1.1 Introduction

Storm offsetting will remove flow from the system allowing additional capacity for the foul flow from the development to connect. If a feasible location for storm offsetting outside of the site can be identified, it could be a potential solution in order to allow the proposed development to connect to the NIW network. The potential site for storm offsetting must be upstream of the identified issues within the network. This needs to be implemented along with Option 2: Storm offsets- Outside the site to solve Formula A issue at the downstream UID.

A desk top review of satellite imagery shows that the existing development site is brownfield and may provide a storm water offsetting solution, refer to *Figure 3*.



Figure 3 Google Maps Image of Site

3.1.2 Option Details

It is assumed that the surface run off from the existing site is discharged into the NIW combined sewer on Monaghan Street. Investigation onsite will be required to confirm that storm water from the existing property does discharge into the NIW combined sewer at present. The continued discharge of storm water from this site to the combined sewer will not be permitted post redevelopment.

❑ SITE LAYOUT MAP

