



FOR SALE

G.24.026

**LURGAN ROAD
DROMORE
CO. DOWN**

**REPLACEMENT DWELLING ON APPROXIMATELY 7.1 ACRES IN
ONE OR MORE LOTS**



**A unique opportunity to acquire a small holding in a beautiful
countryside setting only a short distance from Belfast.**

**Guide Price: Offers over £275,000
Closing Date For Offers: Tuesday 11th June 2024**

(028) 3026 6811
www.bestpropertyservices.com

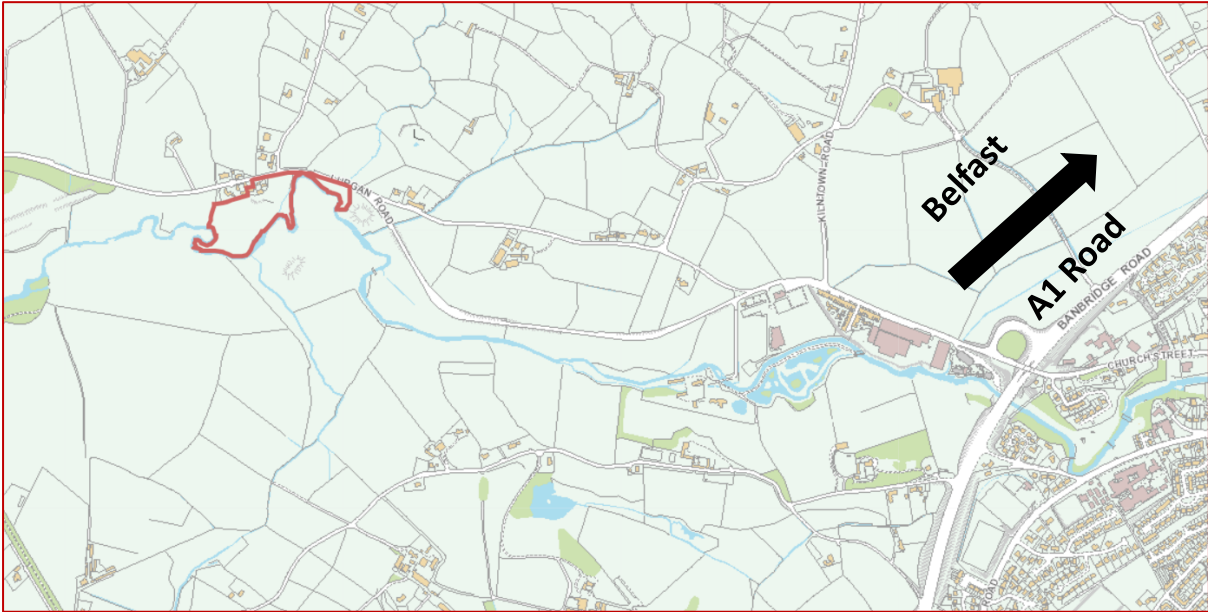
BEST PROPERTY SERVICES (N.I.) LTD
108 Hill Street, Newry, Co. Down BT34 1BT
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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 Dromore head east for 1.8 mile on the Lurgan/B2 road towards Lurgan and the subject property is located on your left.

Belfast- 17.9 Miles
Lurgan- 8.4 Miles
Banbridge 8.9 Miles



❑ AREA

The lands extend to approximately 7.1 acres as shown on the attached maps, and includes a derelict house with agricultural buildings.

❑ PLANNING

Full planning consent was granted for the erection of a replacement dwelling and detached garage, granted in October 2023 under Planning reference LA08/2022/0471/F. 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 26991 & DN259509 Co Down.

❑ SINGLE FARM PAYMENT

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

❑ VENDOR'S SOLICITOR

William McMurray, Gordon Bell & Son 9-11 Newry Street Rathfriland Co. Down
BT34 5PY. william@gordonbellandson.co.uk

❑ 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.

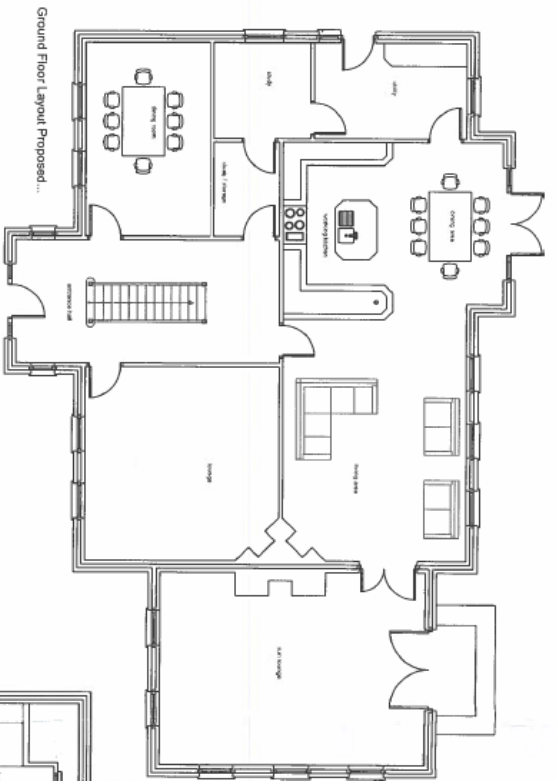
In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

❑ GUIDE PRICE

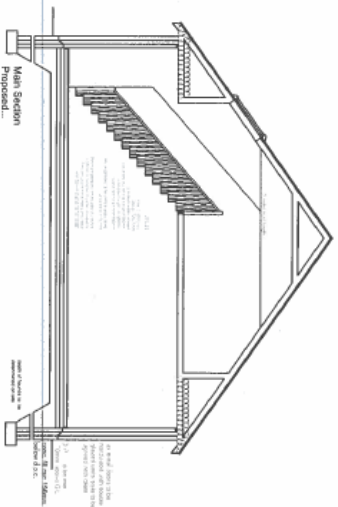
Offers over £275,000.

❑ CLOSING DATE FOR OFFERS

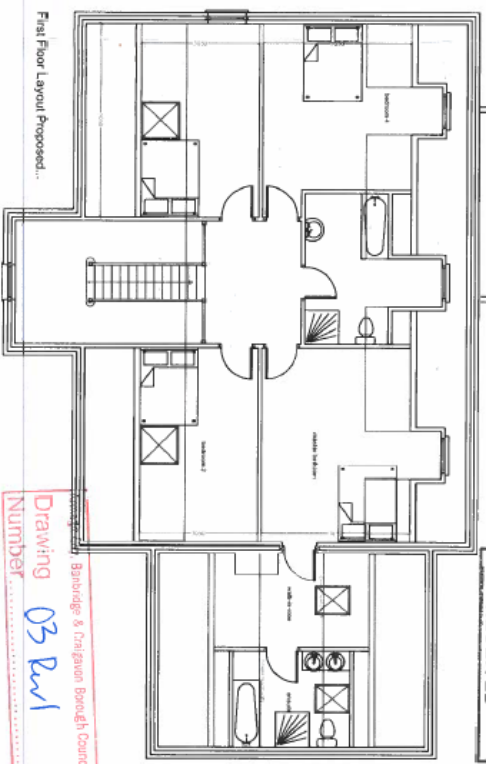
Tuesday 11th June 2024.



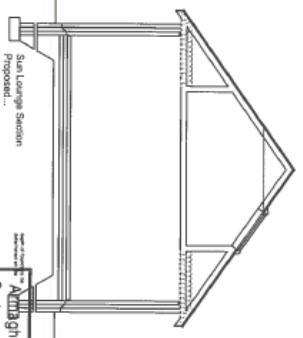
Ground Floor Layout Proposed...



Main Section Proposed...



First Floor Layout Proposed...



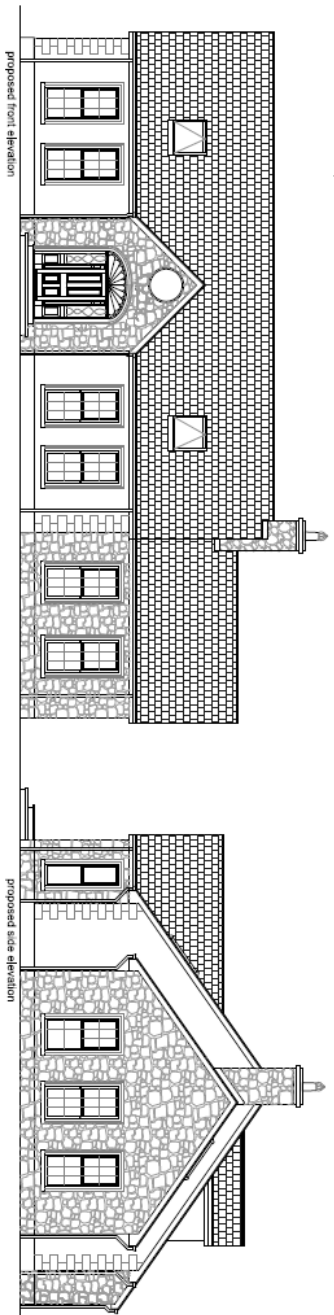
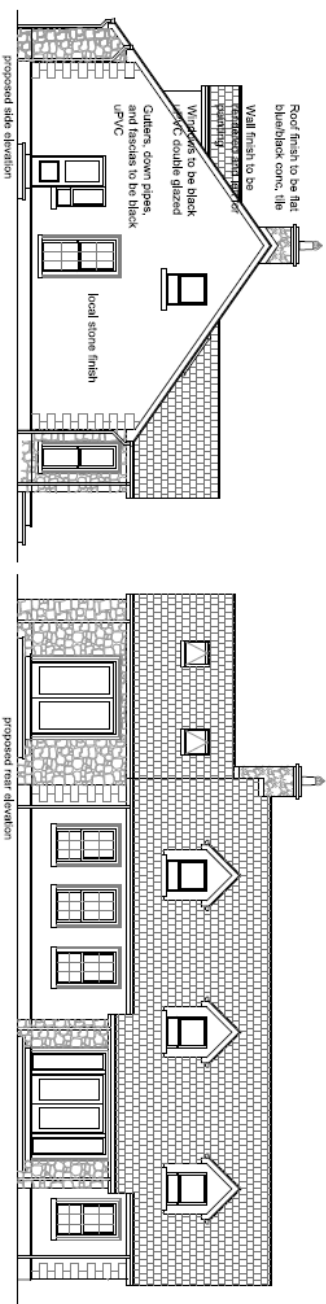
Sanitising Station Proposed...

Atkyns City, Barbridge & Craigavon Borough Council
 Planning Department
 14 SEP 2022
 RECEIVED

Barbridge & Craigavon Borough Council
 Drawing Number 03 Rev 1

PATRICK JOHNSON
RDESIGN
 23 Bridge Street, Lisburn - BT28 1XY - Tel: 028-52001552
 www.patrickjohnson.co.uk

PROPOSED SANITISING STATION & GARAGE AT QUAY AT RIVER ANTON ROAD, BARBRIDGE.
 PROJECT NO: 2022/001
 PROPOSED FLOOR PLANS & SECTION OPTION 1
 DATE: 14/09/22
 REV: 1/00/22

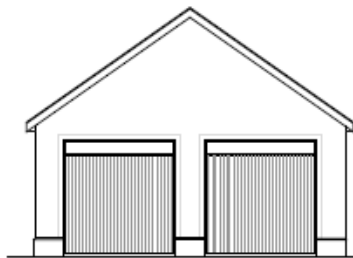


Drawing No: 04 Rev 2

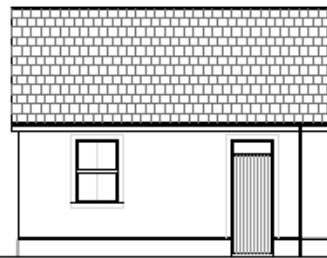
PATRICK JOHNSON
PDESIGN
 ARCHITECTS

25 BRIDGE STREET • LISBURN • BT28 3XX • TEL: 02842981533
 WWW.PATRICKJOHNSONDESIGN.COM • EMAIL: PDESIGN@PJ.COM • 0900 11 2000

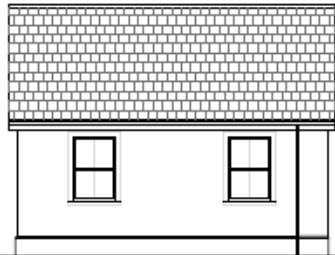
PROJECT: PROPOSED REPAIR/RENOVATION DWELLING & GARAGE AT 71 LUTHERAN ROAD, ENCKINOGH, COUNTY DU.
 DRAWING NO: 04
 PROPOSED ELEVATIONS OFF PLAN 1
 DATE: 10/04/2024
 SCALE: 1/50



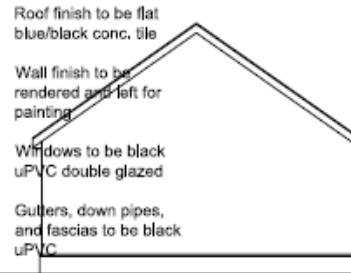
FRONT ELEVATION



END ELEVATION



END ELEVATION



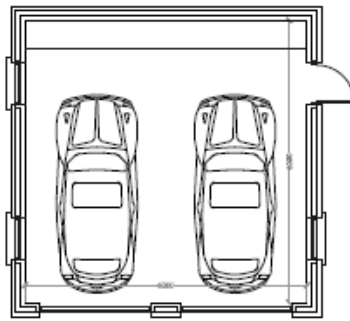
REAR ELEVATION

Roof finish to be flat
blue/black conc. tile

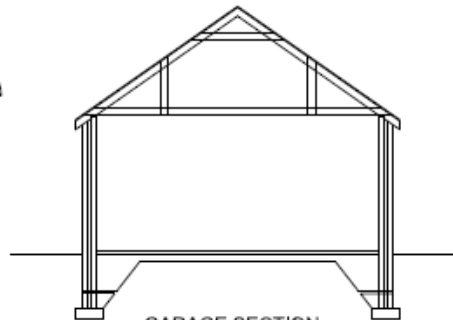
Wall finish to be
rendered and left for
painting

Windows to be black
uPVC double glazed

Gutters, down pipes,
and fascias to be black
uPVC



GARAGE



GARAGE SECTION

Drawing No: 05 Rev 2

	PATRICK JOHNSON DESIGN	PROJECT PROPOSED REPLACEMENT DWELLING & GARAGE AT 71 LURGAN ROAD, DROMORE, DUBLIN 15 PROJECT NO. 00520202 DRAWING NO. 05
	2a Bridge Street - Lisburn - BT28 1XY - Tel. 028-92601533 www.patrickjohnsondesign.com - email: pjdesign1@gmail.com	DRAWING TITLE PROPOSED GARAGE PLANS OPTION 1 CLIENT MR J POO'IS DATE AUG 2022



Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 01

Armagh City, Banbridge & Craigavon Borough Council
1 APR 2022
Planning Department
RECEIVED

	PJ PATRICK JOHNSON DESIGN	PROJECT PROPOSED REPLACEMENT DWELLING & GARAGE AT 71 LURGAN ROAD, DROMORE.	DRAWING No. 1
	2a Bridge Street - Lisburn - BT28 1XY - Tel.028-92601533 www.patrickjohnsondesign.com - email: patrickj@patjdesign.com	DRAWING TITLE SITE LAYOUT DATE MR J POOTS DATE FEB 2022	SCALE 1/1250

