



G/24/024

**FOR SALE
DUBLIN ROAD
NEWRY
CO. DOWN**

EXCELLENT DEVELOPMENT SITE ON APPROX 1.2 ACRES FOR SALE



**An exciting opportunity to acquire a prime development site within 1 mile of
Newry City Centre**

OFFERS WILL BE CONSIDERED ON A SUBJECT TO PLANNING BASIS

GUIDE PRICE:- Offers around £375,000

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

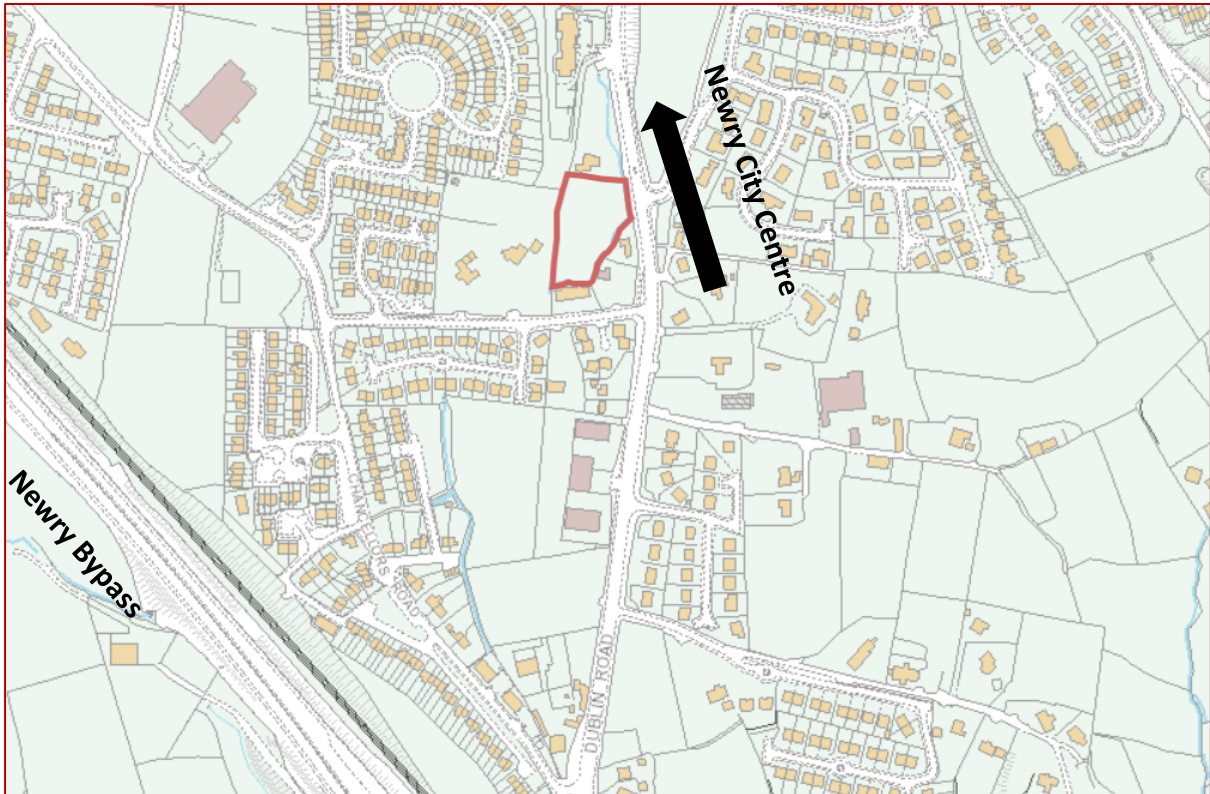
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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 Newry take Bridge Street for 0.2 miles and head North onto the Dublin Road, continue along for 0.7 miles and the subject lands are located on your right hand side.



❑ PLANNING/ZONING

This site forms part of a larger site with planning permission for 44Nr apartment and 1Nr detached dwelling. Planning Ref: P/2007/0422

A potential new proposed housing layout is shown below

- 1 Detached house
- 8 Semi-detached houses

We have attached survey map indicating potential visibility splays (subject to planning approval).

Vendor will consider offers on subject to planning basis.

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

❑ AREA

The site area would appear to extend to approximately 1.2 acres.

❑ 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 on site at any time.



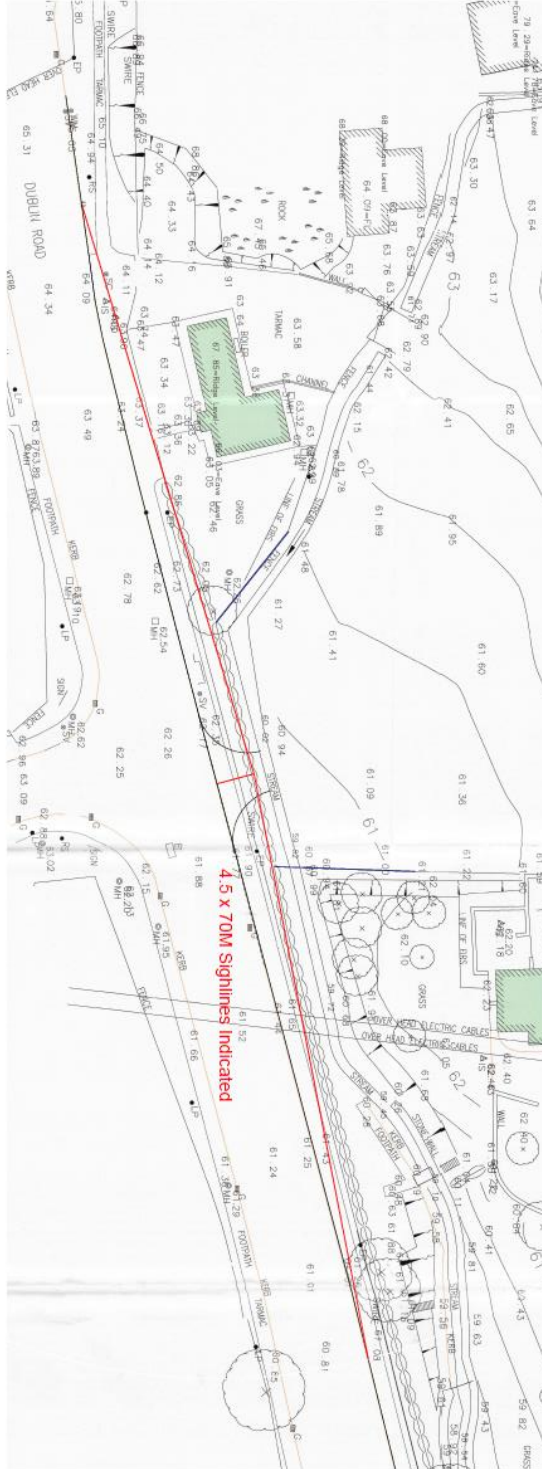
❑ VENDOR'S SOLICITOR

Gerard Trainor, The Elliott-Trainor Partnership solicitors, 3 Downshire Road Newry
Co. Down BT34 1EE gerard.trainor@etpsolicitors.com

❑ GUIDE PRICE

Offers around £375,000

□ SIGHTLINE INDICATIONS (SUBJECT TO PLANNING)

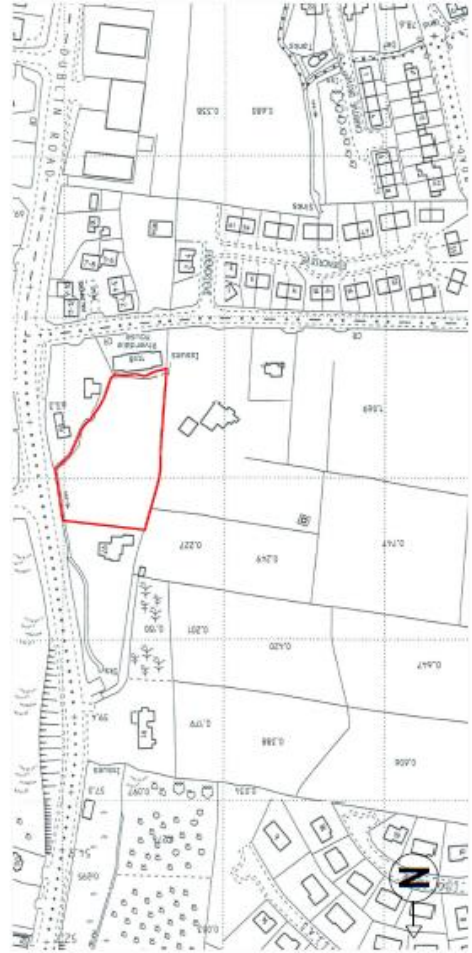
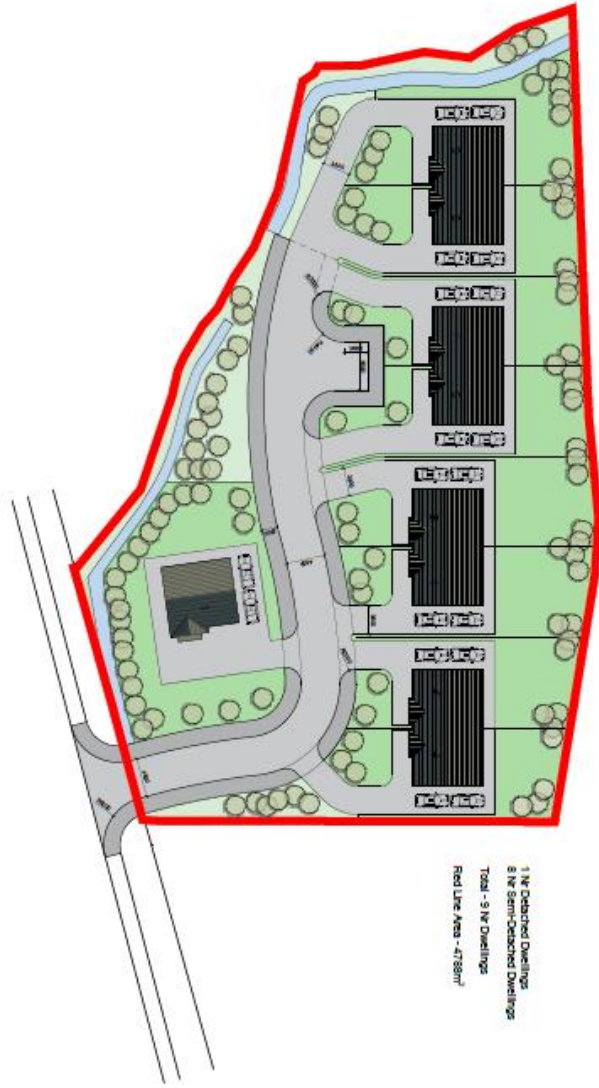


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SUBJECT TO STATUTORY APPROVALS

 <p>GRAY DESIGN ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT</p>		<p>Project: Planning Development at Dublin Street, Wexford</p> <p>Client: Gray Design</p> <p>Phase: Site Plan</p> <p>Date: 15/08/2024</p>	<p>Checked By: CTD</p> <p>Checked By: CTD</p> <p>Checked By: CTD</p> <p>Checked By: CTD</p>
<p>Project Manager: CTD</p> <p>Project Engineer: CTD</p> <p>Project Designer: CTD</p> <p>Project Checker: CTD</p>	<p>Project Manager: CTD</p> <p>Project Engineer: CTD</p> <p>Project Designer: CTD</p> <p>Project Checker: CTD</p>	<p>Project Manager: CTD</p> <p>Project Engineer: CTD</p> <p>Project Designer: CTD</p> <p>Project Checker: CTD</p>	<p>Project Manager: CTD</p> <p>Project Engineer: CTD</p> <p>Project Designer: CTD</p> <p>Project Checker: CTD</p>

□ SITE MAP



NOTES
 1. All dimensions are subject to change by the contractor. Dimensions are subject to change.
 2. The National Planning Framework (NPF) is a national policy framework for Ireland. It sets out the national planning strategy for Ireland. It is a key document in the development of the planning system. It is a key document in the development of the planning system. It is a key document in the development of the planning system.

SUBJECT TO STATUTORY APPROVALS

GD | GRAY DESIGN
 ARCHITECTURAL | INTERIORS | PROJECT MANAGEMENT

Project	Planning Department of Dublin City Council	Client No.	22
Design	Residential Site Plan	Drawn By	CTD
Scale	1:500	Checked By	CTD
Date	10/11/2023	Project No.	22
Author	CTD	Sheet No.	22
Revised	None	Scale	None