



G/17/038

**FOR SALE
25 CLOUGHINNY ROAD
FORKHILL
NEWRY**

**BUILDING SITE LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY
WITH FULL PLANNING PERMISSION ON APPROX. 1.3 ACRES**



**Rarely are sites available within this scenic location offering
excellent views of the surrounding area.**

**Guide Price:- Offers around £110,000
Closing Date For Offers:- Thursday 29th August 2024**

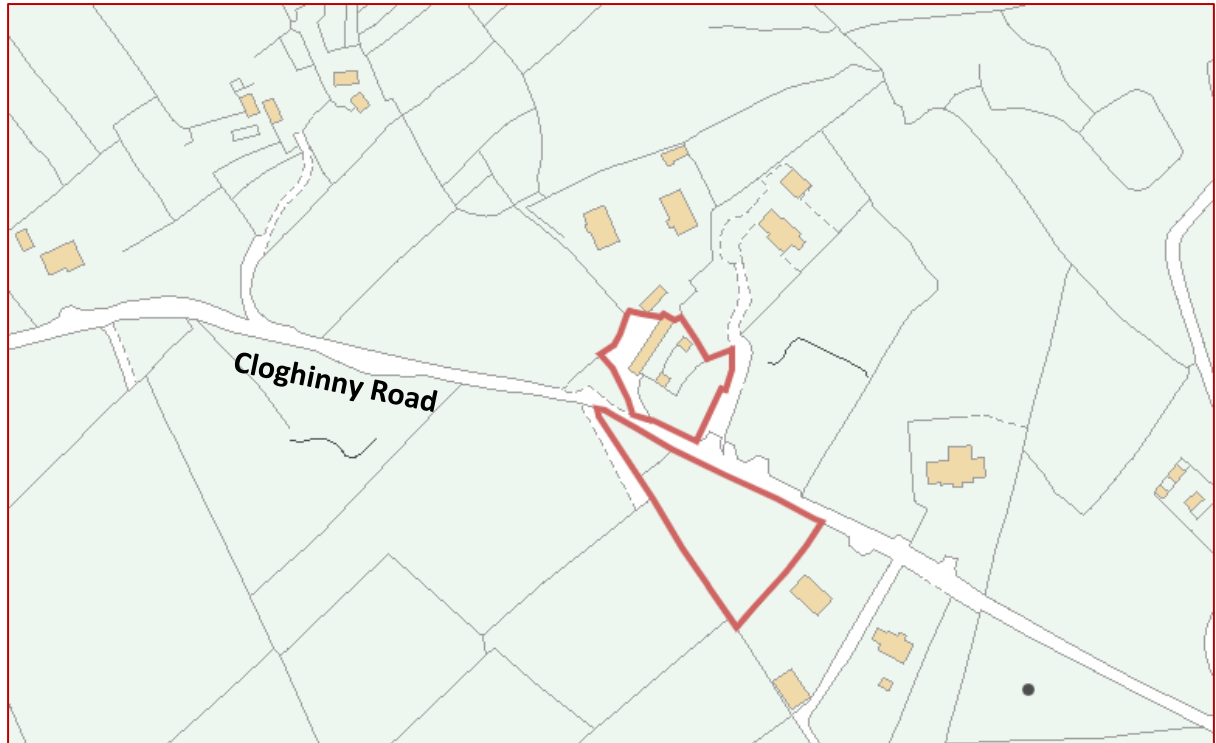
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give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

❑ LOCATION

From Forkhill head south on the Longfield road before turning left onto the Newry road, continue along the Newry road for approximately 1 mile before turning left onto the Cloghinny road, travel along for approximately 0.8 mile and the lands in sale are located on both sides of the road.



❑ PLANNING

Full planning consent granted for a replacment dwelling in January 2021
(Planning Reference LA07/2020/0966/F)

Intending purchasers are advised to have their own architect provide independent planning advice.

❑ AREA

The overall area extends to approximately 1.3 acres, which includes field opposite 0.8 acres.

❑ RIGHT OF ACCESS

This building site includes an area along the western boundary which serves as a third party right of access to neighbouring dwellings situated to the North of the subject lands.

❑ 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.

❑ VENDOR'S SOLICITOR

Stephen Begley, Stephen Begley & Co. Regina House, 9 Merchant Quay Newry
law@sbegleyco.com

❑ VIEWING

By inspection on site at any time.

❑ GUIDE PRICE

Offers Around £110,000

❑ CLOSING DATE FOR OFFERS

Thursday 29th August 2024



□ SITE PLAN

