

# BEST

LAND

G/24/057

**FOR SALE**  
**CROHILL ROAD**  
**NEWRY**  
**CO DOWN**

**2 BUILDING SITES ON APPROXIMATELY 5.5 ACRES IN 1 OR 2  
LOTS**



**An excellent opportunity to acquire 2 elevated building sites within  
a close proximity to Newry.**

**Guide Price: Lot 1 £115,000 1.9 acres**  
**Lot 2 £95,000 3.6 acres**

**Closing Date for Offers: Thursday 10<sup>th</sup> October 2024**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

**BEST PROPERTY SERVICES (N.I.) LTD**

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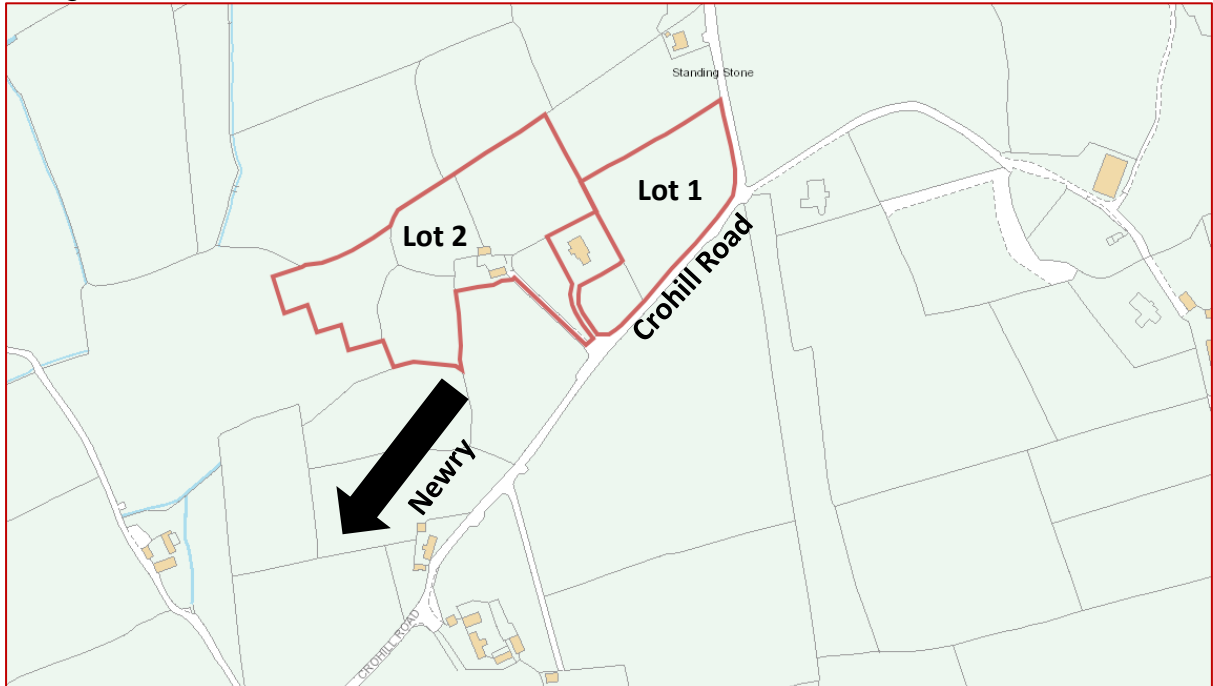
Also at:- Armagh and Dundalk

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

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Follow the A25/Hilltown road out of Newry for 2.7 miles, then turn left onto the Crobane road continue along for 0.3 miles and follow the road to the right onto the Crohill road and the lands in sale are situated on your left approximately 0.5 miles along the road.



## ❑ PLANNING

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### Lot 1:

Reserved matters were granted for the erection of a dwelling and detached garage, granted in September 2009 under Planning Reference P/2009/0851/RM. Works were commenced to retain the planning permission and the proposed garage foundations have been completed. Substitute plans were updated and granted in March 2024 under Planning Reference LA07/2023/2554/F.

### Lot 2:

The former dwelling may have potential for a replacement dwelling. (Subject to obtaining the necessary planning consent).

Previously an outline application [Ref: P/2006/2194/O] had been approved in April 2009 and has subsequently expired.

Intending buyers should consult their planning advisor or architect should they have any concerns.

## □ AREA

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The site area would appear to extend to approximately 5.5 Acres for the entire.

Lot 1: 1.9 acres

Lot 2: 3.6 acres



## □ VIEWING

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By inspection at any time.

## □ OFFERS

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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**

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Eamon Sloan, ES Legal 8 Sandys Street Newry Co. Down BT34 1EN  
Eamon@es-legal.com

**❑ GUIDE PRICE**

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Lot 1: £115,000  
Lot 2: £95,000  
Entire: Offers Around £210,000

**❑ CLOSING DATE FOR OFFERS**

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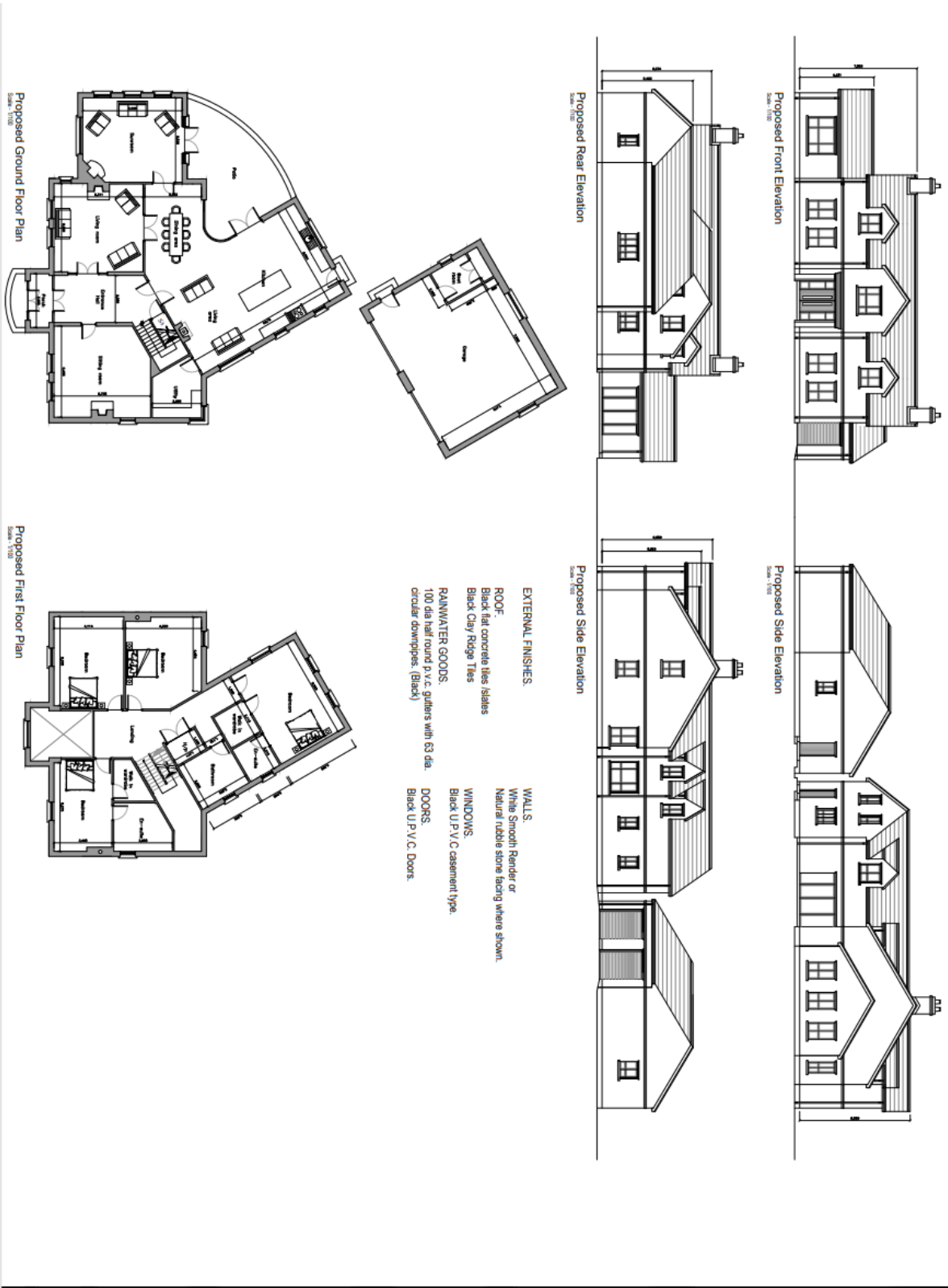
Thursday 10<sup>th</sup> October 2024

**❑ JOINT AGENTS**

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Collins & Collins

# DRAWINGS (FOR IDENTIFICATION ONLY)



- EXTERNAL FINISHES**
- ROOF: Black bit concrete tiles /singles
  - Black Clay Ridge Tiles
- RAINWATER GOODS**
- 100 dia half round p.v.c. gutters with 63 dia. circular downpipes. (black)
- WALLS**
- White Smooth Render or Natural rubble stone facing where shown.
- WINDOWS**
- Black U.P.V.C casement type.
- DOORS**
- Black U.P.V.C. Doors.

Revised	Date
C.M. Rev.01	LA07/2023/2554F - 19/02/24
C.M. Rev.02	LA07/2023/2554F - 27/02/24

Client	John Collins
Scale	1/100
Drawn By	AD
Checked By	---
Draw No.	PO3_12769
Date	October 2023
Title	Floor Plans & Elevations

**Drawing Title**  
Proposed dwelling in substitution for application previously approved P0209/051/RM proposed dwelling and garage 40m South South West of 8a Crohill Road, Newry Co Down

**Job No.**  
12769

**Estate Agents**  
**Surveyors & Assessors**  
**Architectural Consultants**

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A.1 PO3

**MAPS (FOR IDENTIFICATION ONLY)**

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