



G/24/046

**FOR SALE**

**BALLYNAMADDA ROAD  
FORKHILL  
NEWRY  
CO. ARMAGH**

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION  
EXTENDING TO APPROXIMATELY 0.5 ACRES FOR SALE**



**This site is situated approx. 2 miles from Forkhill, offering excellent views  
of the surrounding countryside.**

**Guide Price: Offers around £115,000**

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

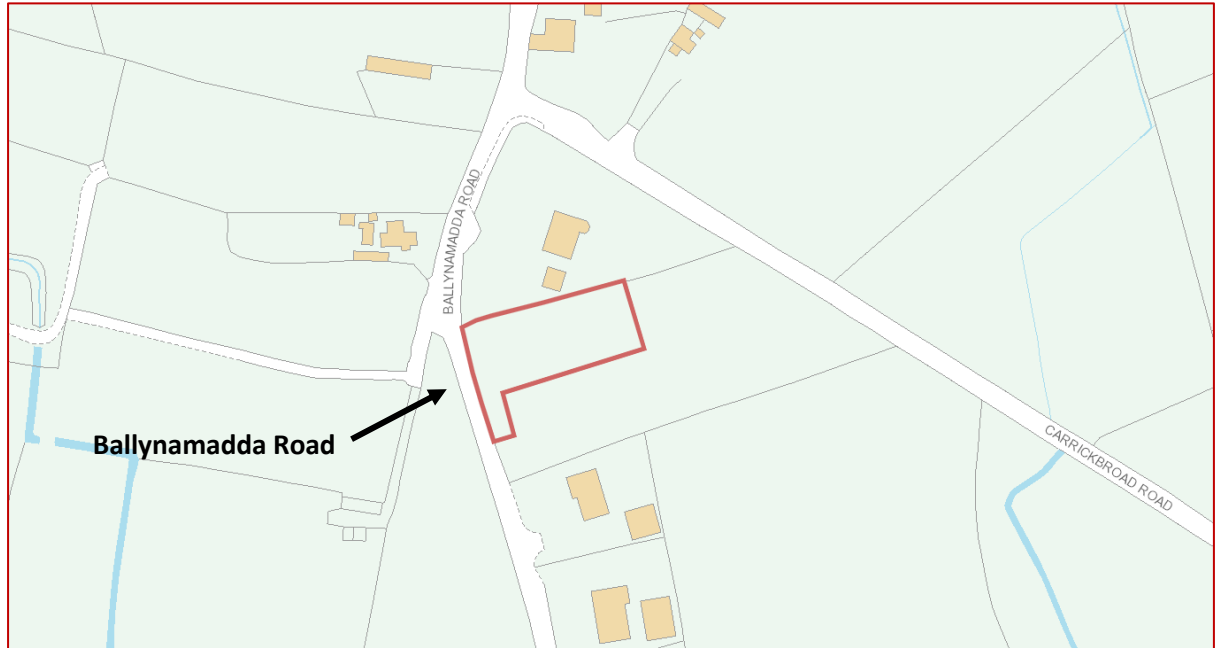
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
Also at:- Armagh and Dundalk

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

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From Forkhill head south on the Longfield road before turning left onto the Newry road, travel for approximately 1.2 mile before turning right onto Finnegans road continue for approximately 0.2 mile before turning right onto the Ballymadda road. Travel along for approximately 0.5 miles and the lands in sale are situated on your left.



## ❑ PLANNING

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Outline planning consent was granted in October 2023 under planning reference LA07/2023/2744/O.

As this site is adjacent to similar building site which has been sale agreed, visibility splays along the Ballynamadda Road would be shared by both parties.

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

## ❑ AREA / ACCESS

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The site extends to approximately 0.5 acres and the successful purchaser(s) maybe able to acquire additional land at the rear of the site which can be purchased at a separate figure.

## **□ BOUNDARIES**

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The successful purchaser will be responsible for fencing off the building site boundaries with a stock proof fence from lands retained by the vendor.



## **□ VENDOR'S SOLICITOR**

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Tiernan's Solicitors, 86 Dublin Road Newry Co. Down BT35 8QW  
info@tiernanssolicitors.com

## **□ VIEWING**

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By inspection on site.

## **□ OFFERS**

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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.

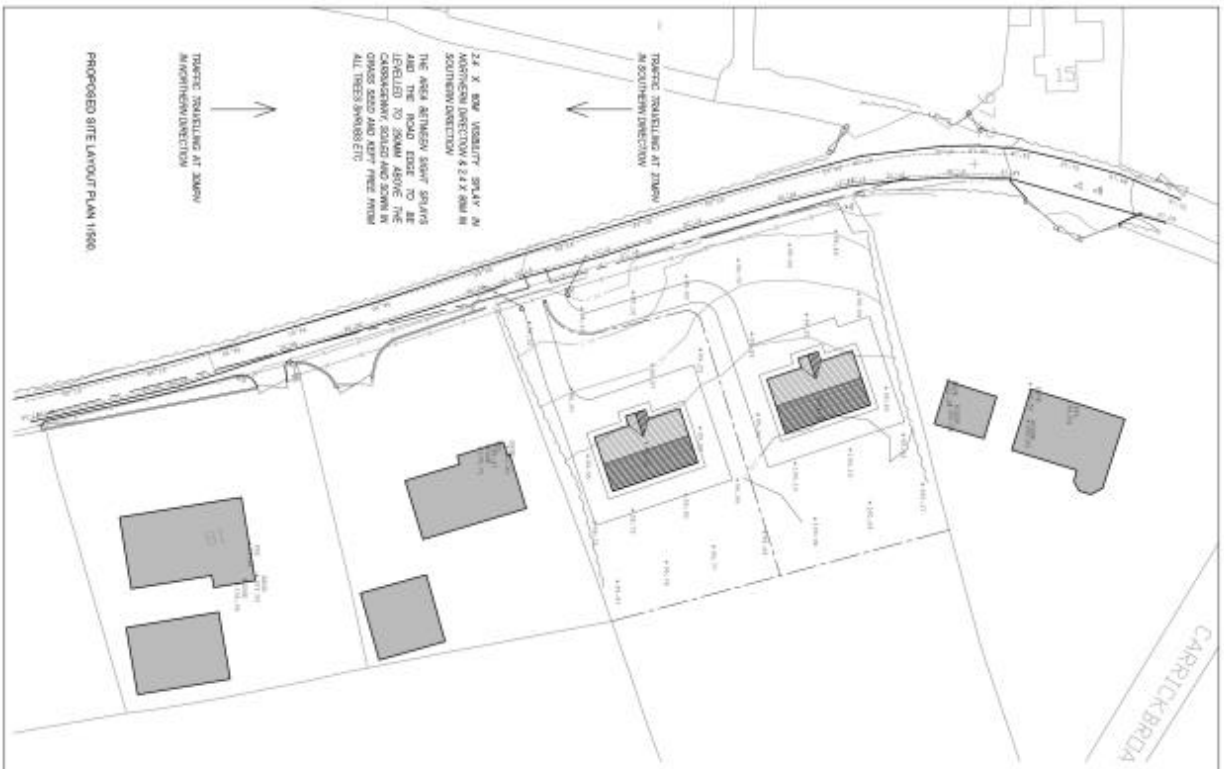
In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

**□ GUIDE PRICE**

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Entire: Offers around £115,000





EXTRACT FROM DOCM 15 - VEHICULAR ACCESS STANDARDS

Type of Access	Traffic Speed on the Priority Road									
	Kmph (mph)									
Access other than those listed below	120	100	85	70	60	50	40	30		
	(75)	(62)	(53)	(44)	(37)	(31)	(25)	(19)		
Access flow up to 60 ypd onto priority road > 3000 ypd	295	215	160	120	90	70	45	33		
	(215)	(160)	(120)	(90)	(70)	(45)	(33)			
Access flow up to 60 ypd onto priority road < 3000 ypd	215	160	120	90	70	60	45	33		
	(160)	(120)	(90)	(70)	(60)	(45)	(33)			

**O'Callaghan PLANNING**  
 Adding Value Through Quality Design  
 3rd Floor, 100, The Arcade, Dublin 1, Ireland  
 Tel: +353 1 454 4444  
 Email: info@o-callaghan.com

**Project Details**  
 Project Name: 18 Ballymadda Road  
 Client: [Redacted]  
 Date: 2024

**Site Location**  
 18 Ballymadda Road, Dublin 18, Ireland



PROPOSED SITE LAYOUT PLAN 1/250

TRAFFIC TRAVELLING AT 20MPH IN SOUTHERN DIRECTION

TRAFFIC TRAVELLING AT 30MPH IN SOUTHERN DIRECTION

24 X 80M 'VEGETATE' STRIPS IN ADJACENT AREAS 4.2 X 80M IN SOUTHERN DIRECTION. THE AREA BETWEEN SWAY STRIPS AND THE ROAD EDGE TO BE GRADED TO 20CM ABOVE THE FINISHED ROAD SURFACE. THE OWNERS SHOULD KEEP THESE FROM ALL TREES SWAYERS ETC.

PROPOSED SITE LAYOUT PLAN 1/250

1 CARRICKROAD ROAD

18A BALLYMADDA ROAD

18 BALLYMADDA ROAD

2-GAP SITE

82m

31m

31m

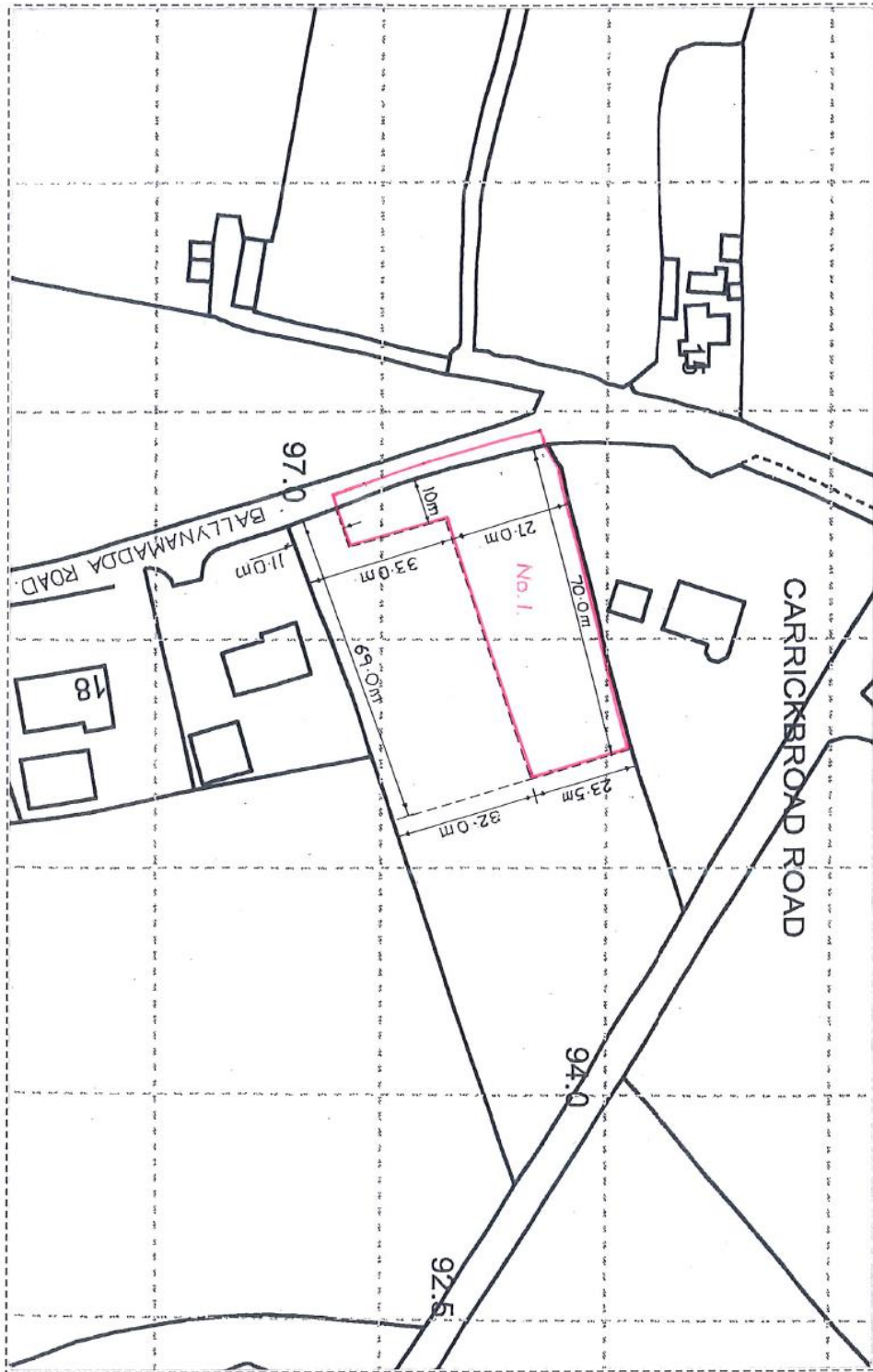
34m

41m

NPTL CONCEPT PLAN 1/1250

# SUB-DIVISION MAP

LOCATION MAP.  
SCALE: 1/1250. I.G. MAP 282-01NW.  
REPRODUCED FROM THE ORIGINAL SURVEY MAP OF NORTHERN  
IRELAND WITH THE PERMISSION OF THE DIRECTOR AND CHIEF  
EXECUTIVE. CROWN COPYRIGHT.



TRANSFER OF BUILDING SITES AT BALLYNAMADDA ROAD, DRUMINTEE.

TOWNLAND OF CARRICKROAD.

CARRICKROAD ROAD

BALLYNAMADDA ROAD



DRAWING NUMBER  
33916-01

J. H. BINGHAM,  
60 GRANISHA ROAD, RATHFRILAND,  
TEL: (028) 4063 8543  
AUGUST 2024.