



G/24/072

**FOR SALE**  
**11 WARRENPOINT ROAD**  
**ROSTREVOR**  
**CO DOWN**  
**BT34 3EB**

**BUILDING SITE ON APPROXIMATELY 0.1 ACRE**



**An excellent opportunity to acquire a building site in an exceptional area of outstanding natural beauty.**

**Guide Price: Offers Around £125,000**  
**Closing Date for Offers: 3<sup>rd</sup> October 2024**

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

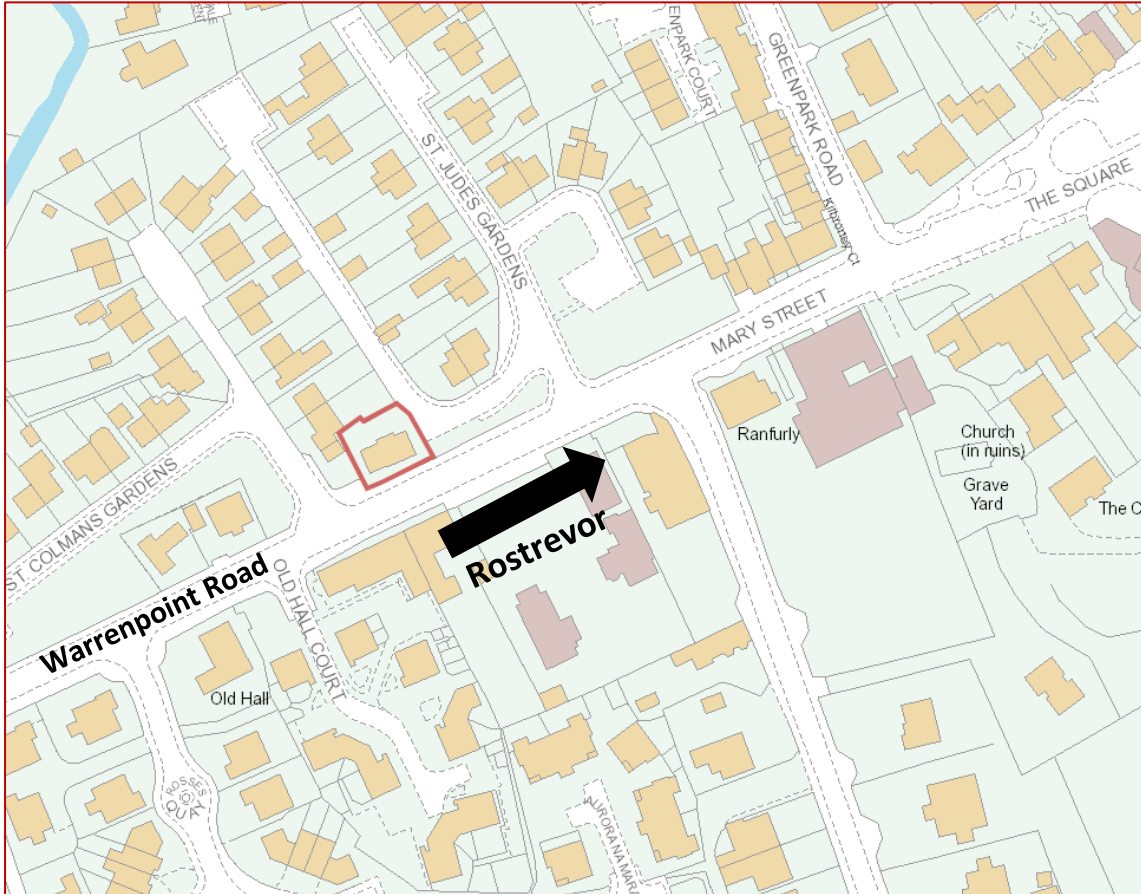
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
Also at:- Armagh and Dundalk

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 Rostrevor square head west on Mary Street at the roundabout take the second exit and continue on the Warrenpoint road for approx. 100 meters and the subject property is located on your right-hand side.



## ❑ PLANNING

---

There had previously been outline planning consent approved in January 2018 for the erection of a replacement two storey dwelling, but this has since lapsed. Planning Ref: LA07/2017/0613/O

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

## ❑ AREA

---

The site area would appear to extend to approximately 0.1 Acres.



### **❑ VIEWING**

---

By inspection at any time.

### **❑ 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**

---

Patrick McMahon, Patrick McMahon Solicitors, 23 Canal Street Newry BT35 6JB  
lurgan@pmcmahonsolicitors.com

### **❑ GUIDE PRICE**

---

Offers Around £125,000

Only unconditional offers (not subject to planning) will be considered for this land.

### **❑ CLOSING DATE FOR OFFERS**

---

Thursday 3<sup>rd</sup> October 2024

# LOCATION MAP & DRAWING

**ACEmap® Single**

Scale: 1:1,250

Printed: 11/04/2017 Customer Ref:

Order no. ORD38336

Centre Point (Easting, Northing): 317636, 318285

Plan No. 27711SW1

18 WARRENPOINT ROAD, BALLYNACRAIG, NEWRY, BT34 2PF, 185917285

Site

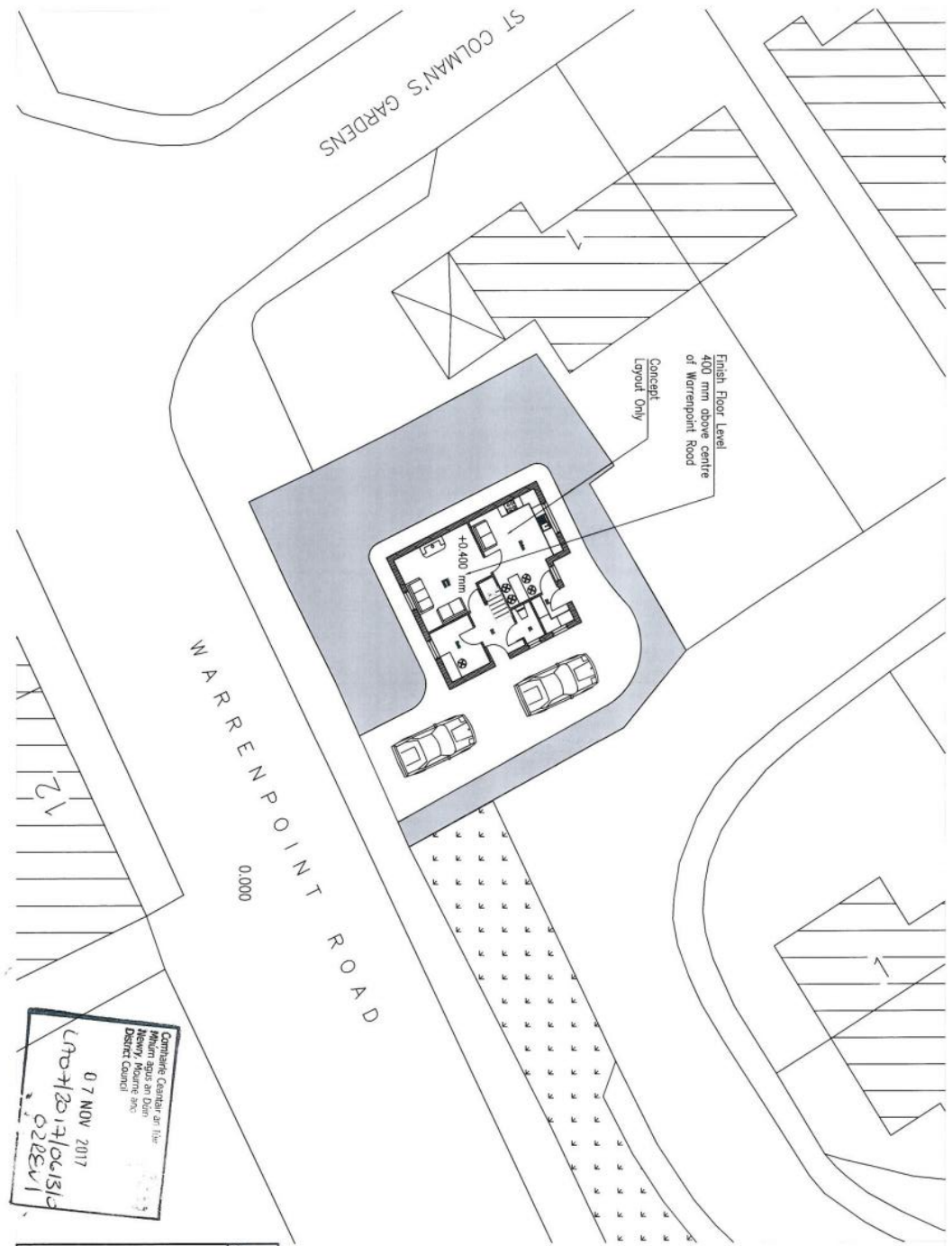


**COPYRIGHT STATEMENT**  
 Except as otherwise permitted under the Copyright Designs and Patents Act 1988 this map may only be reproduced, stored or transmitted in any form or by any means, with the permission of Land & Property Services.

Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Land & Property Services cannot, however, accept responsibility for errors or omissions and when such are brought to our attention, the amendment of any future publication as appropriate shall be entirely at our discretion. Ordnance Survey of Northern Ireland and ACEmap® are registered Trademarks of Department of Finance and Personnel.

Licence / Permit No.

© Crown Copyright 2017



Finish Floor Level  
400 mm above centre  
of Warrenpoint Road

Concept  
Layout Only



+0.400 mm

WARREN POINT ROAD  
0.000

ST COLMAN'S GARDENS

07 NOV 2017  
LPA 12/14/0613/D  
0288V1  
Comhairle Ceannair an tIar  
Mhion agus an Districte  
Meivry, Meivry agus  
Districte Ceannair

**Outline Planning Notes**

**Roof**  
Roof to be slated with Bangor Blue type slates  
No Fascia Board  
Smooth Plastered 200 mm deep ballicast @ Ground Level  
Block Aluminium guttering and downspouts.

**Walls**  
White rendered type plaster

**External Windows & Doors**  
Block UPVC slide & sash type style

**Dwelling Height**  
The ridge height must not exceed 8.0 m above finish floor level  
Finish Floor Level must be 400 mm above the centre of the Warrenpoint Road

Floor Area to be confirmed at Reserve Matters Application

Plans designed to be in keeping with the current development of the surrounding neighbourhood

All works to comply with current Building Control and Planning Service Regulations



**ABS**  
Architectural & Building Services Ltd  
51/53, The Arcade, Carrigrohane, Co. Cork

**Colin Quinn** M: 07971817880  
S: 01904 669999 / 02846669982  
Lectina, Castlewellan E: info@abservices.co.uk  
Co. Down BT319PL W: www.abservices.co.uk

**Plan Title**  
Outline Planning Permission  
For Replacement 2 Storey Detached Dwelling  
Scale: 1:200 - A3