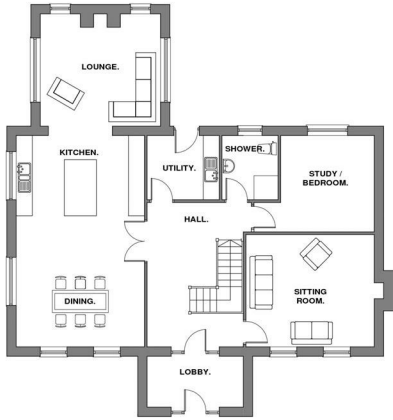


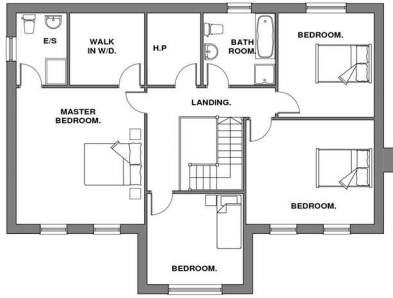


HMK Property  
 8 Grand Parade  
 Belfast  
 Tel: 02890397712  
 Web: www.hmkproperty.com

HOUSE TYPE  
 PLOT 12.



PROPOSED GROUND FLOOR LAYOUT 1/100.



PROPOSED FIRST FLOOR LAYOUT 1/100.



PROPOSED FRONT ELEVATION 1-100.



PROPOSED SIDE ELEVATION 1-100.



PROPOSED REAR ELEVATION 1-100.



PROPOSED SIDE ELEVATION 1-100.

EXTERNAL FINISHES.  
 ROOF: PLAIN BLACK P.C.C. ROOF TILES WITH P.C.C RIDGE TILES  
 RAINWATER GOODS: 100 DIA HALF ROUND P.V.C. GUTTERS WITH 63 DIA. CIRCULAR DOWNPIPES. (BLACK)  
 FASCIA / SOFFIT: CREAM PVC BY WILPLAS OR EQUAL.

WALLS: \*K REND PLASTER FINISH CREAM/WHITE WITH SLATE GREY ARCHITECTURAL STONE CLADDING WHERE SHOWN.  
 CILLS: 140 DEEPP.C.C. SILLS WITH MIN LEADING EDGE OF 100.  
 WINDOWS + DOORS: CREAM PVC

**O'Callaghan PLANNING**  
 Adding Value Through Quality Design

Unit 1, 10 Monaghan Court  
 Monaghan Street  
 Newry  
 BT35 6BH

Tel: 028 30835700  
 Mob: 077 4809045  
 www.o'callaghanplanning.co.uk  
 enquire@o'callaghanplanning.co.uk

Project: Proposed Housing Development.  
 Client: D.B.M. Contracts.  
 Title: House Types 02.  
 Address: Lards At Upper Burren Road, Burren, Newry, Co. Down.

Date:	Scale:	File Ref:	Draw Ref:
09/19.	1/100.	DBM 03	P07B.

REV. E: PLANNING AMENDMENTS 26.10.20. AD

# Upper Burren Road

## Warrenpoint, Newry, BT34 3PT

Asking price £600,000



HMK Property is delighted to introduce Upper Burren Road to the sales market. This is a rare opportunity to acquire a substantial site in the heart of Burren Village with full planning permission. Burren Village is a much sought after residential location with excellent local schools and Gaelic Football Club in close proximity to Warrenpoint Town Centre, golf club and shore front. This unique site extends to 1.8 acres with frontage of 35metres onto Upper Burren Road and full planning permission. Interested parties can access the full application on the NI Planning Portal, ref: LA07/2019/1748/F. Permission was granted on the 14th September 2022 for 12 residential units consisting of 10 semi-detached properties and 2 further detached dwellings. For more information contact HMK Property on 02890397712.

Application No: LA07/2019/1748/F  
 Date of Application: 15th November 2019

Site of Proposed Development: Site on Upper Burren Road, between No. 6 and 10 and extending to the rear of 22 and 26 Milltown Street and 4 Upper Burren Road, Warrenpoint

Description of Proposal: Erection of 12 dwellings, with boundary walls, fences, landscaping and associated site works

Applicant: DBM Contracts Limited  
 Address: 85 Sycamore Forest Hills Newry

Agent: O'Callaghan Planning  
 Address: Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH

Drawing Ref: P01A (Site Location Plan), P02H (site layout), P04D (landscape layout), P06B (House types), P07B (House Types), P08A (House Types), Noise Impact Assessment, and Landscaping Management Plan

The Council in pursuance of its powers under the above mentioned Act hereby

### Area Map



### Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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