



For Sale Former Ballyvarley
West Service Reservoir
Scarva Road, Banbridge BT32 3QG



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SUMMARY

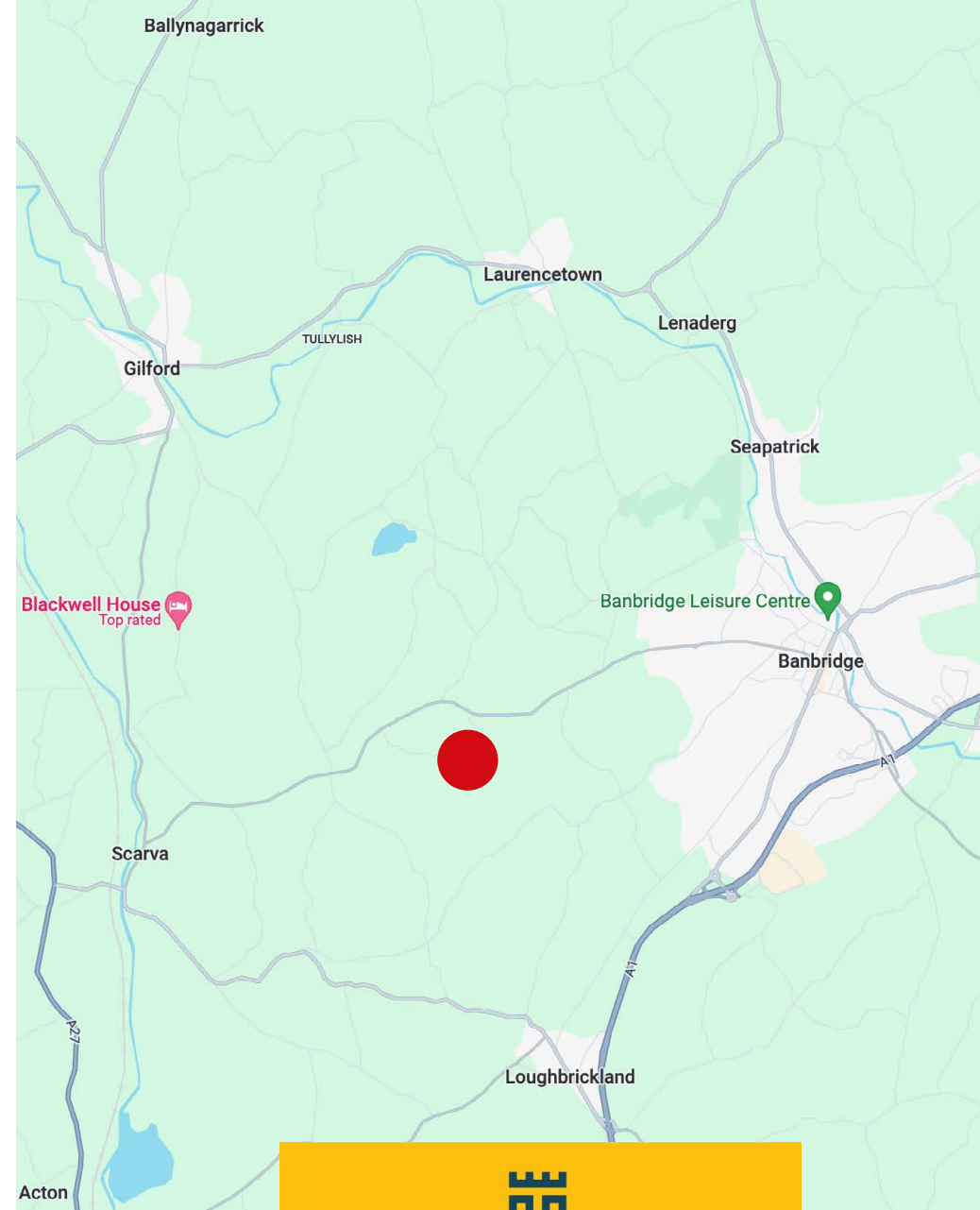
- Former Northern Ireland Water Service Reservoir with a total area of approximately 0.3 acres.
- Situated just off the Scarva Road in Banbridge, Co. Down.

DESCRIPTION

- The subject comprises a former Northern Ireland Water (NIW) service reservoir which is no longer in operational use and accordingly, is now surplus to requirements.
- The main body of the site is rectangular in shape and has a total area of approximately 0.12 hectares (0.3 acres) to include the internal access road.
- The site is situated off the Scarva Road via a laneway shared with the occupier of agricultural buildings. There is a secondary self-contained lane running off this which leads to the main body of the service reservoir site.
- The main body of the site is characterised by grassland to include the main reinforced concrete water tank which sits above ground level and is covered on 3 sides by grass embankments.

LOCATION

- The subject site is located on the southern side of the Scarva Road in the Co. Down countryside with surrounding land use principally comprising agricultural land with sporadic residential dwellings, farm buildings and local commercial entities.
- The site is situated approximately 2.5 miles west of Banbridge, 10 miles from Portadown and 28 miles from Belfast.



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EXISTING ACCOMMODATION

There are no buildings on the site.

SITE AREA

We calculate the total area of the site from Spatial NI website to be approximately 0.12 hectares (0.3 acres).

PLANNING

The land is situated within the open countryside as designated in the relevant development plan, Banbridge, Newry & Mourne Area Plan 2015. There have been no recent planning applications submitted in respect of the site.

TITLE

The site is held Freehold under Folio 33155 and we understand that there is a right of way benefiting the site from the Scarva Road.

PRICE

Offers of £25,000 and above are invited.



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CONTACT

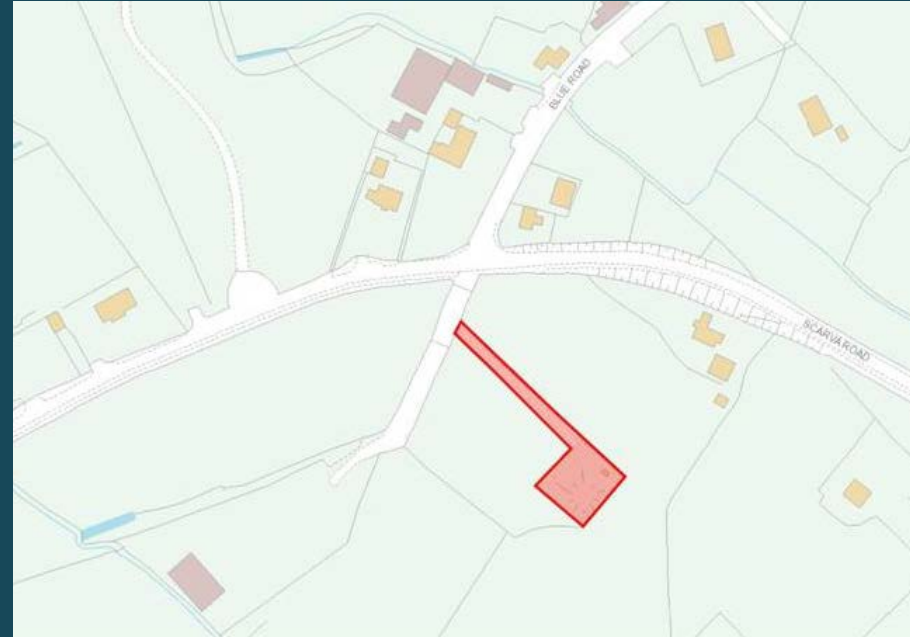
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Not To Scale. For indicative purposes only.

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