



G/24/086

**FOR SALE
LISNACROPPIN ROAD
RATHFRILAND
CO. DOWN**

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION ON APPROX. 4.2
ACRES IN 1 OR 2 LOTS.**



This superb site with scenic views of the surrounding countryside comes with additional land and is conveniently located to the nearby Rathfriland.

Guide Price:- Offers around £165,000

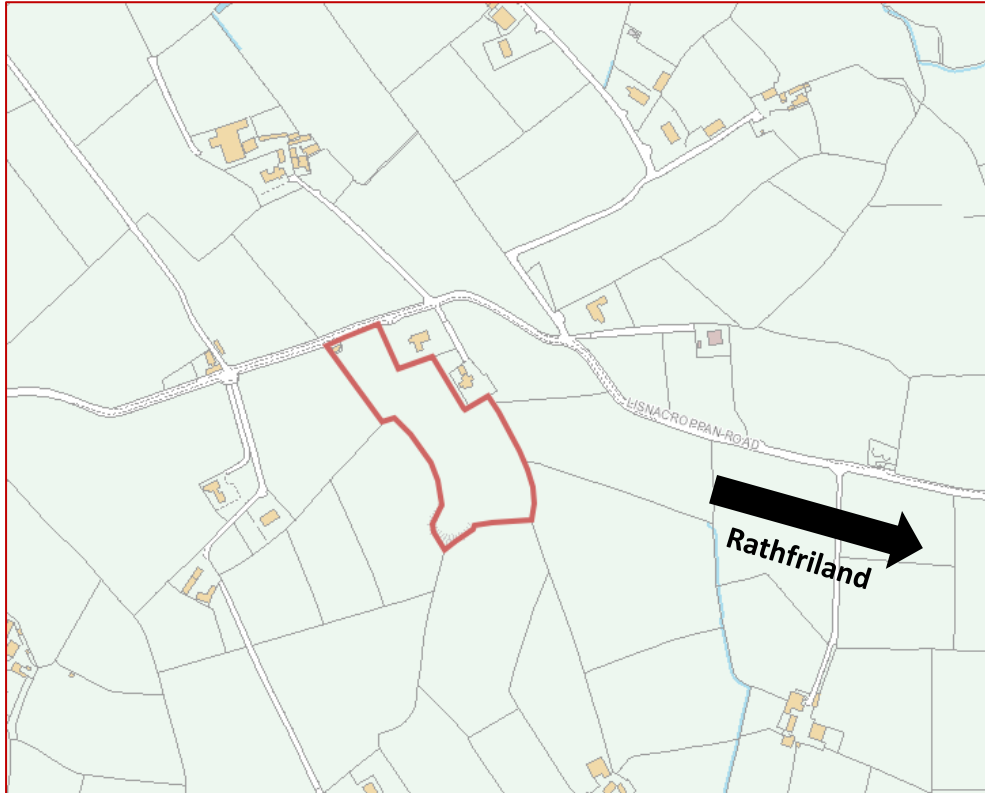
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Also at:- Armagh and Dundalk

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

From Rathfriland take the Banbridge Road North for approximately 2.2 miles before turning left onto the Lisnacroppin Road, continue on for approximately 1.9 miles and the lands in sale will be located on your left hand side.



❑ PLANNING

Outline planning consent was granted for a replacment dwelling with detached garage in December 2023 (Planning Reference LA08/2022/0335/O)

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

❑ AREA

The overall area extends to approximately 4.2 acres.

❑ SINGLE FARM PAYMENTS

The SFP entitlements are not included within the sale

❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser(s) on completion.

❑ WATER SUPPLY

The successful purchaser (s) will be responsible for establishing their own mains water supply at their own expense.

❑ BOUNDARIES

The successful purchaser will be responsible for establishing a new stock proof fence adjacent to the Northeastern & Eastern boundary off house No. 60 from lands that shall be retained by the vendor. See boundary map below.

❑ 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**

Tersea Adams, Norman Shannon & Co, 3-5 Union Street Belfast BT1 2JF
info@norman-shannon-solicitors.co.uk

❑ **VIEWING**

By inspection on site at any time.

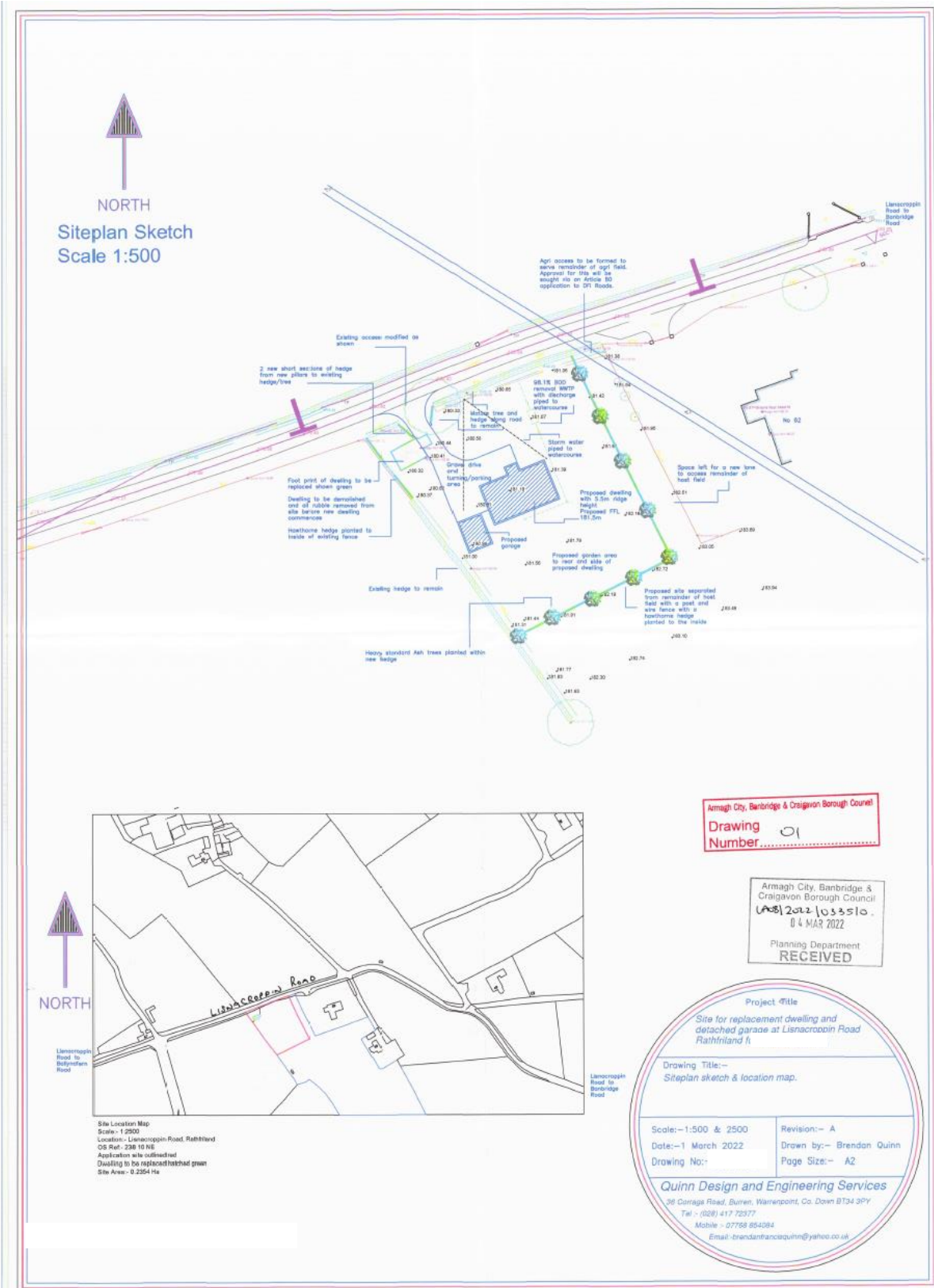
❑ **GUIDE PRICE**

Lot 1: Building Site on 0.5 acres
Offers Around £80,000

Lot 2: Agricultural lands approximately 3.7 acres
Offers Around £85,000

Entire: Offers Around £165,000

SITE MAP



Armagh City, Banbridge & Craigavon Borough Council
Drawing
Number 01

Armagh City, Banbridge & Craigavon Borough Council
 (AS) 2022/033510
 04 MAR 2022
 Planning Department
RECEIVED

Project Title
 Site for replacement dwelling and detached garage at Lisnacra Road Rathfriland ft

Drawing Title:-
 Siteplan sketch & location map.

Scale:- 1:500 & 2500
 Date:- 1 March 2022
 Drawing No:-

Revision:- A
 Drawn by:- Brendan Quinn
 Page Size:- A2

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□ BOUNDARY MAP

