



G/24/097

FOR SALE
LONGSTONE HILL
RATHFRILAND
CO DOWN

**BUILDING SITE ON APPROXIMATELY 0.4 ACRES
WITH OUTLINE PLANNING CONSENT**



A highly desirable and secluded site located just off the Newry Road.

Guide Price: Offers Around £80,000

Closing Date for Offers: Thursday 16th January 2025

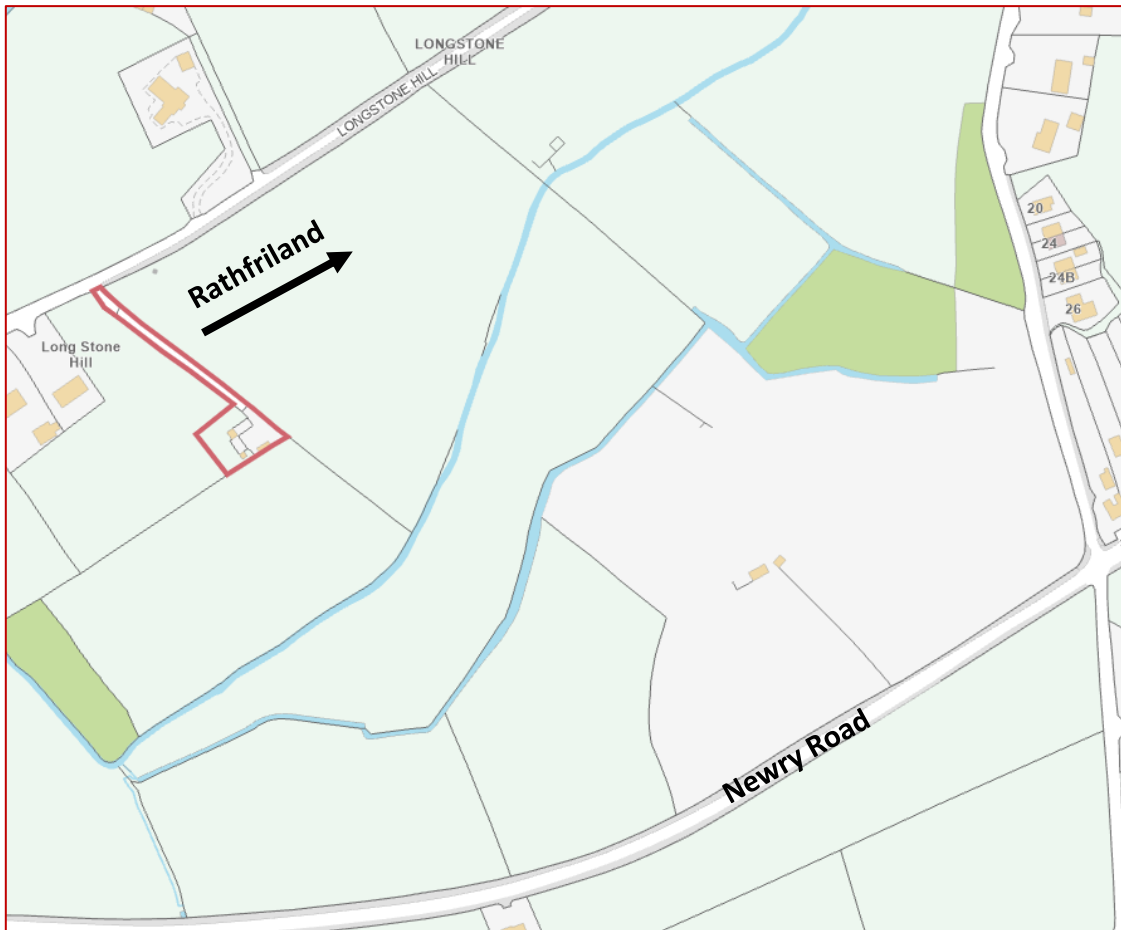
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Also at:- Armagh and Dundalk

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 Newry Road/A25 for approximately before turning right onto the Longstone Hill Road, continue along for approx. 0.3 miles before turning left, proceed on the Longstone Hill Road for another 0.4 miles and the site is located on your left.



❑ PLANNING

Outline planning consent was approved for a replacement dwelling and garage in May 2022.

Planning Ref: LA07/2021/1035/O

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

❑ AREA

The site area would appear to extend to approximately 0.4 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

Fisher & Fisher, 1 Newry Street, Rathfriland, Co Down.

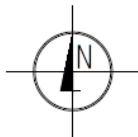
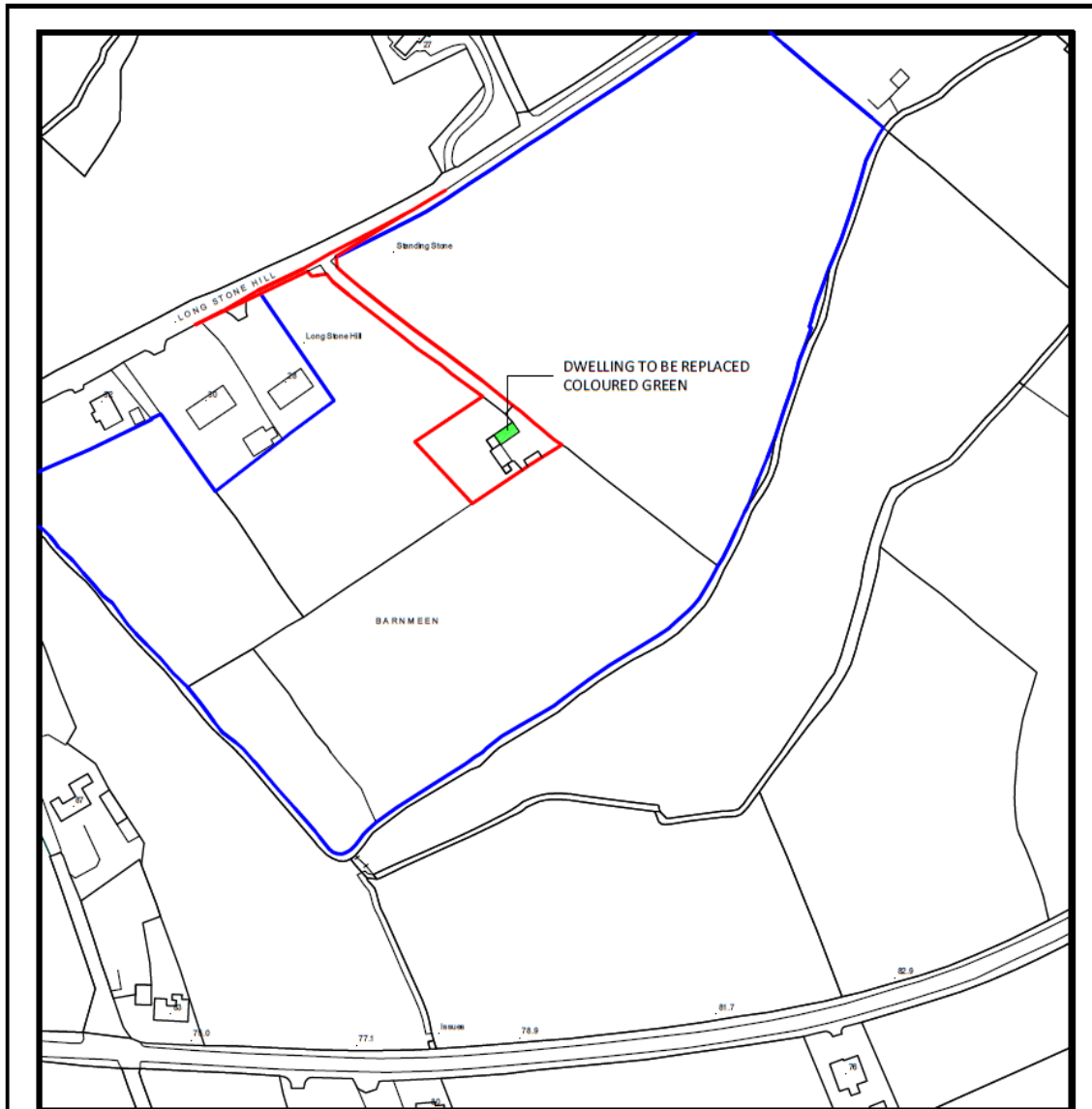
❑ GUIDE PRICE

Offers Around £80,000

❑ CLOSING DATE FOR OFFERS

Thursday 16th January 2025

DRAWINGS

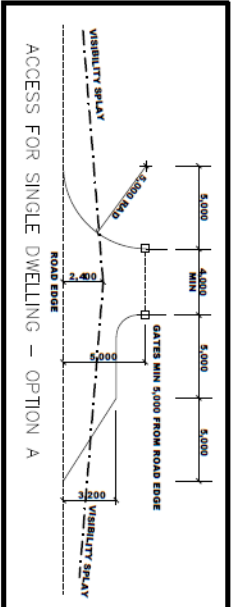
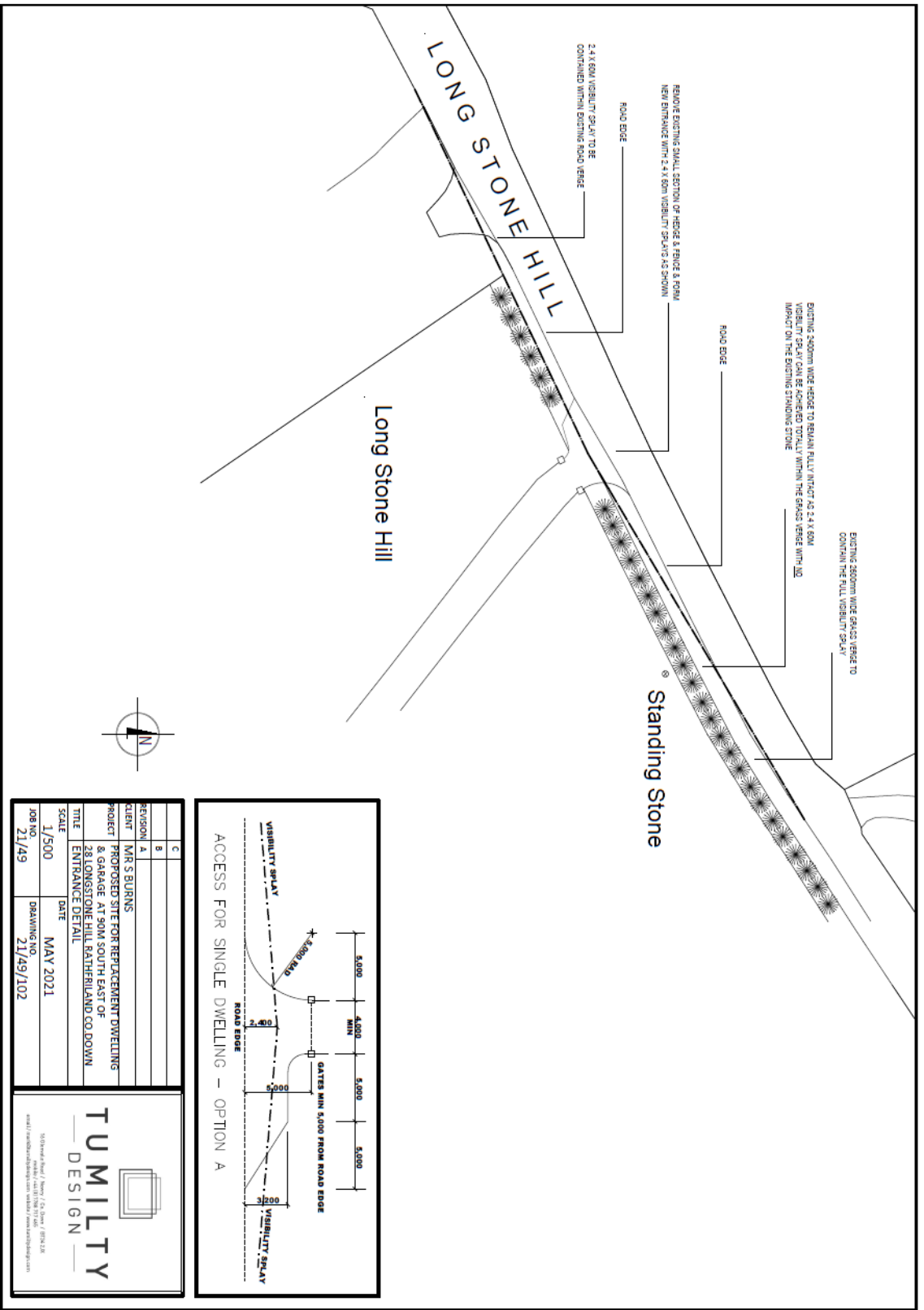


	C		
	B	REDLINE REVISED FOR ENTRANCE	JAN 2022
REVISION	A	VISIBILITY SPLAYS ADDED	NOV 2021
CLIENT	MR S BURNS		
PROJECT	PROPOSED SITE FOR REPLACEMENT DWELLING & GARAGE AT 90M SOUTH EAST OF 28 LONGSTONE HILL RATHFRILAND CO. DOWN		
TITLE	LOCATION MAP		
SCALE	1/2500	DATE	MAY 2021
JOB NO.	21/49	DRAWING NO.	21/49/101B



TUMILTY
— DESIGN —

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email / mark@tumiltydesign.com website / www.tumiltydesign.com



REVISION	C	
CLIENT	B	
PROJECT	A	
TITLE		
SCALE		
JOB NO.	21/49	DRAWING NO. 21/49/102
DATE	MAY 2021	
PROPOSED SITE FOR REPLACEMENT DWELLINGS & GARAGE AT 90M SOUTH EAST OF 28 LONGSTONE HILL RATHERILLAND CO DOWN ENTRANCE DETAIL		
MR S BURNS		

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