



G/24/091

**FOR SALE
FLAGSTAFF ROAD
CLOUGHOGUE
NEWRY**

**BUILDING SITE IN A PRIVATE SETTING WITH FULL PLANNING PERMISSION
ON APPROX. 0.6 ACRES**



Conveniently located in an area of natural beauty just off the A1 and Dublin Road.

Full Planning Consent was granted in March 2024 for a dwelling and detached garage.

Guide Price:- Offers around £150,000

Closing date for offers:- Thursday 9th January 2025

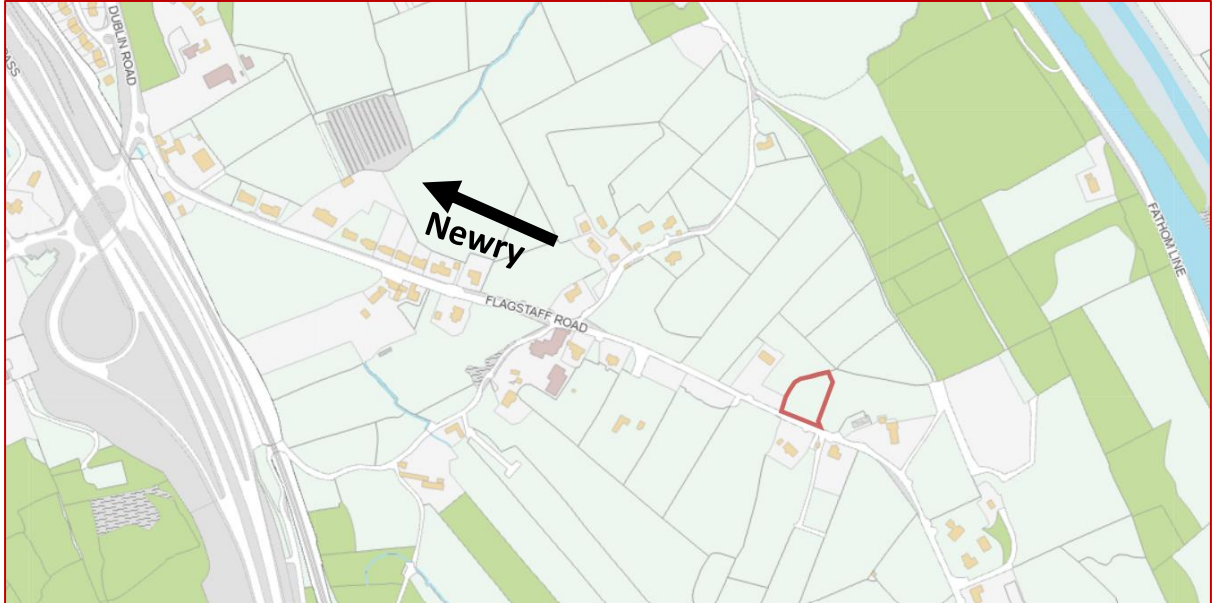
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BEST PROPERTY SERVICES (N.I.) LTD
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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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 Newry take the Dublin Road for 1.2 miles before turning left onto the Flagstaff Road, continue along for 0.6 miles and the lands in sale are located on your left hand side.



❑ PLANNING

Full planning consent granted 50m West of No.22 Flagstaff Road, Newry in March 2024 (Planning Ref LA07/2023/2791/F) with a five year expiry for the proposed erection of a dwelling and detached garage.

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

❑ AREA

The site area extends to approximately 0.6 Acres.



❑ 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

Damian McCrink, Luke Curran & Co Bank Buildings 39 Hill Street Newry BT34 1AF
damian@lukecurran.co.uk

❑ VIEWING

By inspection on site at any time.



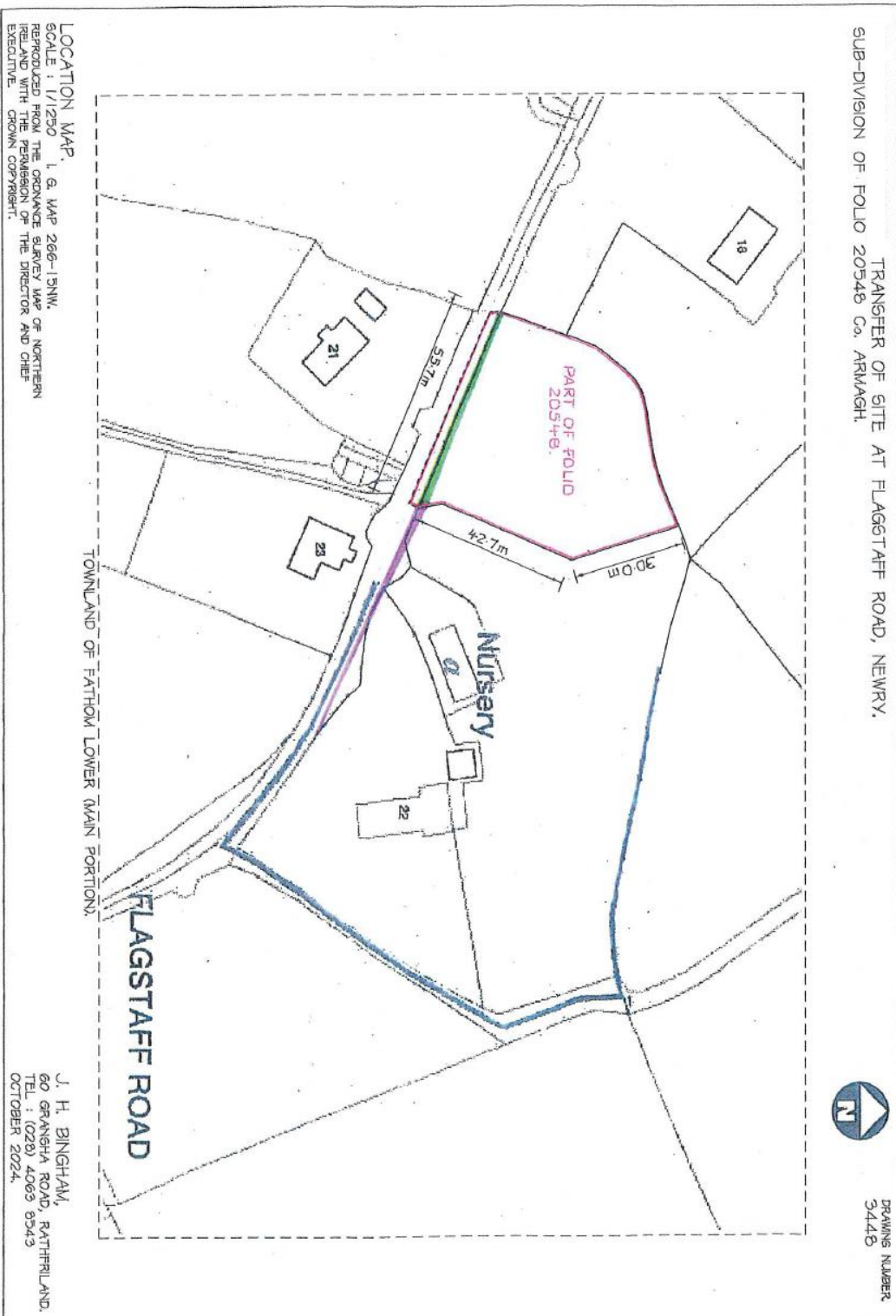
❑ GUIDE PRICE

Offer around £150,000

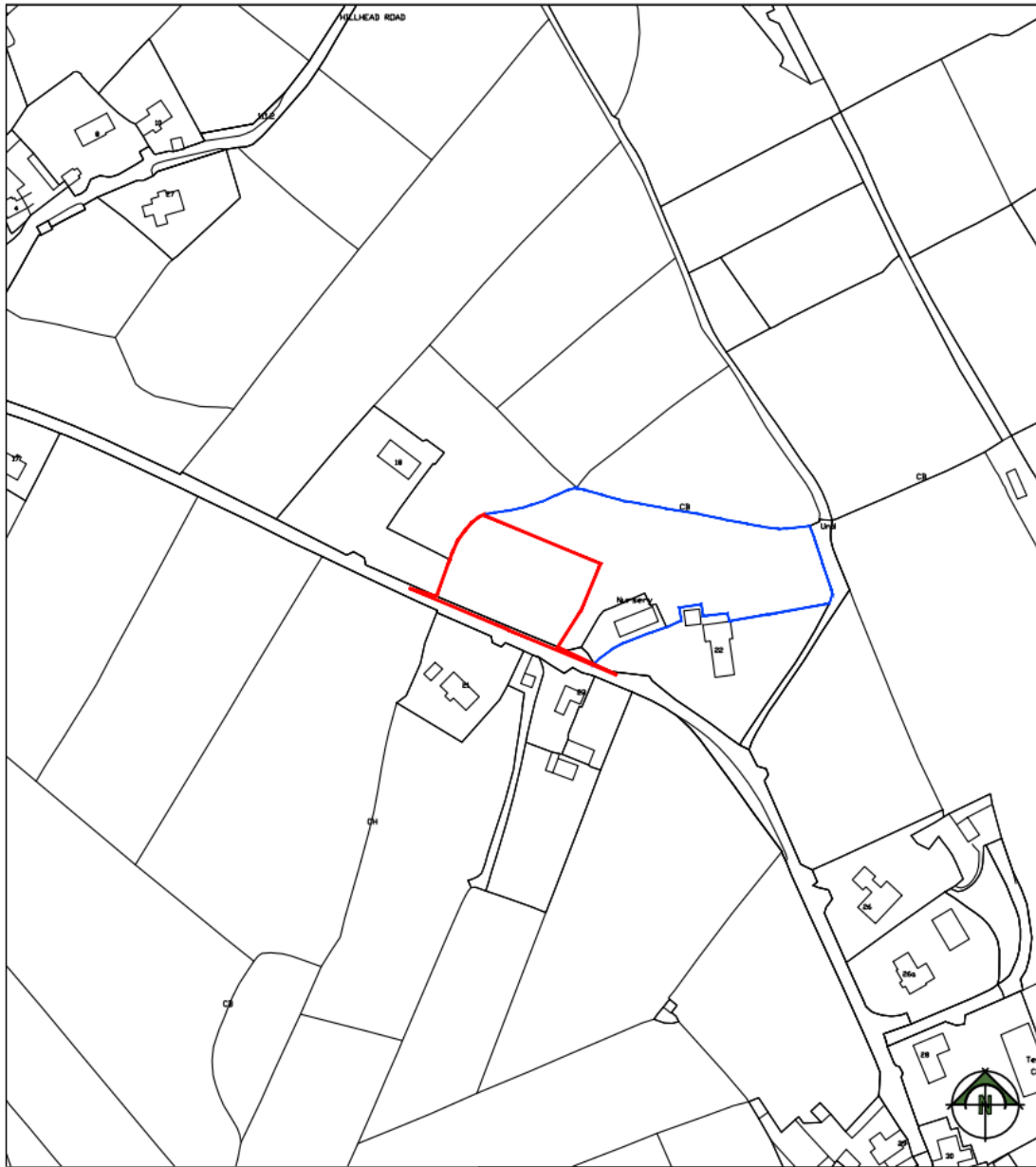
❑ CLOSING DATE FOR OFFERS

Thursday 9th January 2025

SUBDIVISION MAP



□ SITE MAP



O'Callaghan PLANNING

Adding Value Through Quality Design

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Newry,
Co. Down,
BT34 2BY

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Project Proposed Dwelling				
Client:				
Title Site Location Plan				
Address Lands at Flagstaff Road, Newry, Co. Armagh				
Date 05/23	Scale 1/2500	File Ref J000552	Page Size A4	Drawing No. P01A
Notes Rev A, C.W. 10/23 DP1 Road & Amendments				

