



G/24/085

FOR SALE
24 CLOUGHANRAMER ROAD
NEWRY
CO.DOWN

**APPROX. 16.8 ACRES OF ZONED LAND (LLPA) FOR SALE AS ONE
OR MORE LOTS**



**A rare opportunity to acquire an impressive land holding which
may be suitable for a range of enterprises.**

Guide Price: Offers Around £475,000

Closing Date For Offers: Thursday 30th January 2025

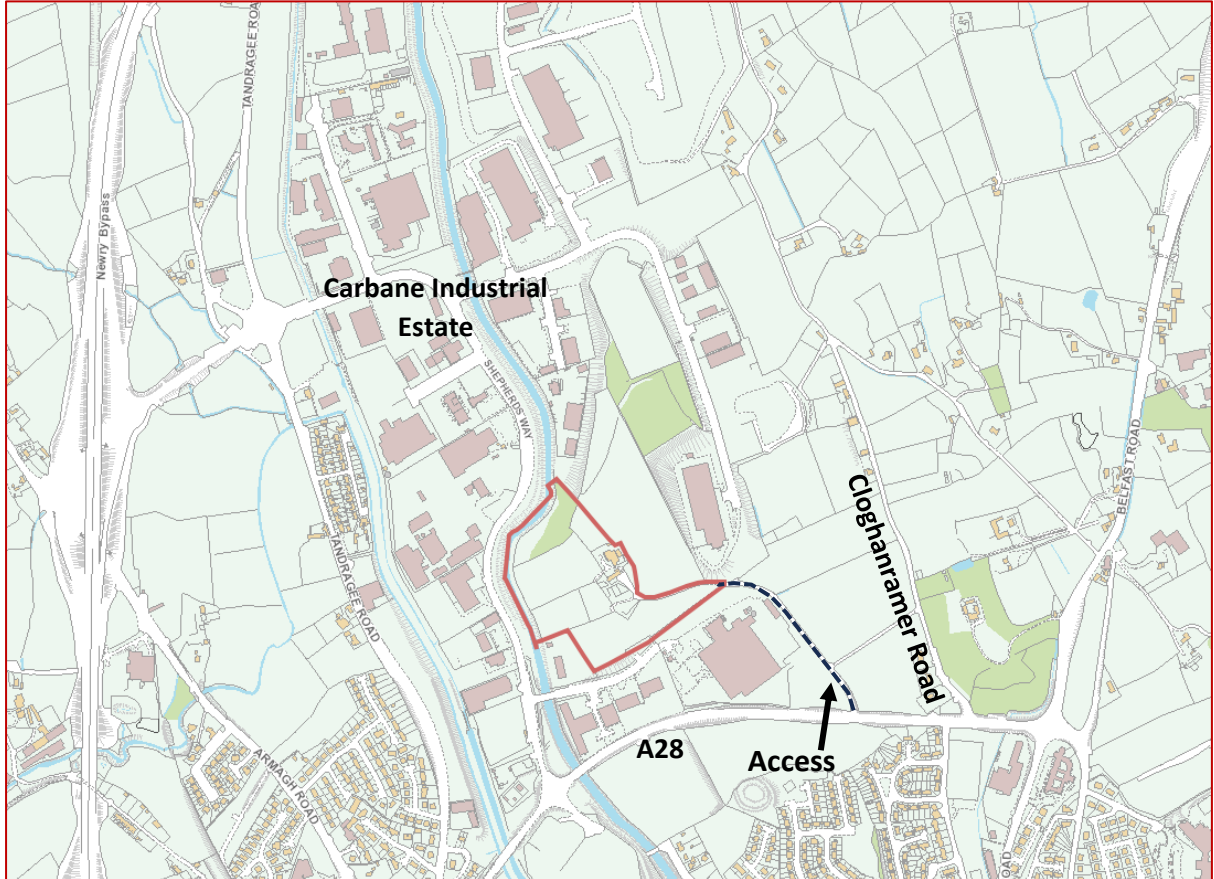
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BEST PROPERTY SERVICES (N.I.) LTD
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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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 A28/Downshire Road for approximately 1.2 miles, at the Damolly roundabout take the first exit, continue along for approximately 0.2 miles and the land in sale is located on your right hand side, accessible via a laneway off the A28 (between Mourne Country and Carnbane roundabouts).



❑ AREA/ACCESS

The lands extend to approximately 16.8 acres as shown on the attached map below. The lands enjoy the benefit of a right of access from the A28 to the former farmhouse and land.

□ PLANNING

The dwelling is of a traditional stone build and is in need of significant modernisation.

We are not aware of any planning applications, the former dwelling may have potential for a replacement dwelling. (Subject to obtaining the necessary planning consent).

The lands all lie within the development zone as per the Banbridge/ Newry & Mourne Area Plan 2015, the lands lie within designation NY117 as per LLPA.

Intending purchasers are advised to seek independent planning advice if necessary before placing an offer with the agent.

□ VACANT POSSESSION

Vacant possession of the Lands will be granted to the successful purchaser(s).

□ SINGLE FARM PAYMENT

There are no SFP entitlements available with the sale.



❑ LAND REGISTRY

The lands in sale are comprised within Folios DN240020 No.1, DN240020 No. 2, 21576, 28664, 18064 & DN1246 Co. Down.

❑ VENDOR'S SOLICITOR

Kathryn Millinson, Conn & Fenton 39 Bow Street, Lisburn BT28 1BJ
info@lisburnsolicitors.com

Eleva8law, 67 Clarendon Street Londonderry BT48 7ER
info@elev8law.com

❑ VIEWING

By inspection at any time.

❑ LOTS

In the event that interested parties prefer to acquire part of the land they are requested to specify their preferred options.

❑ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.



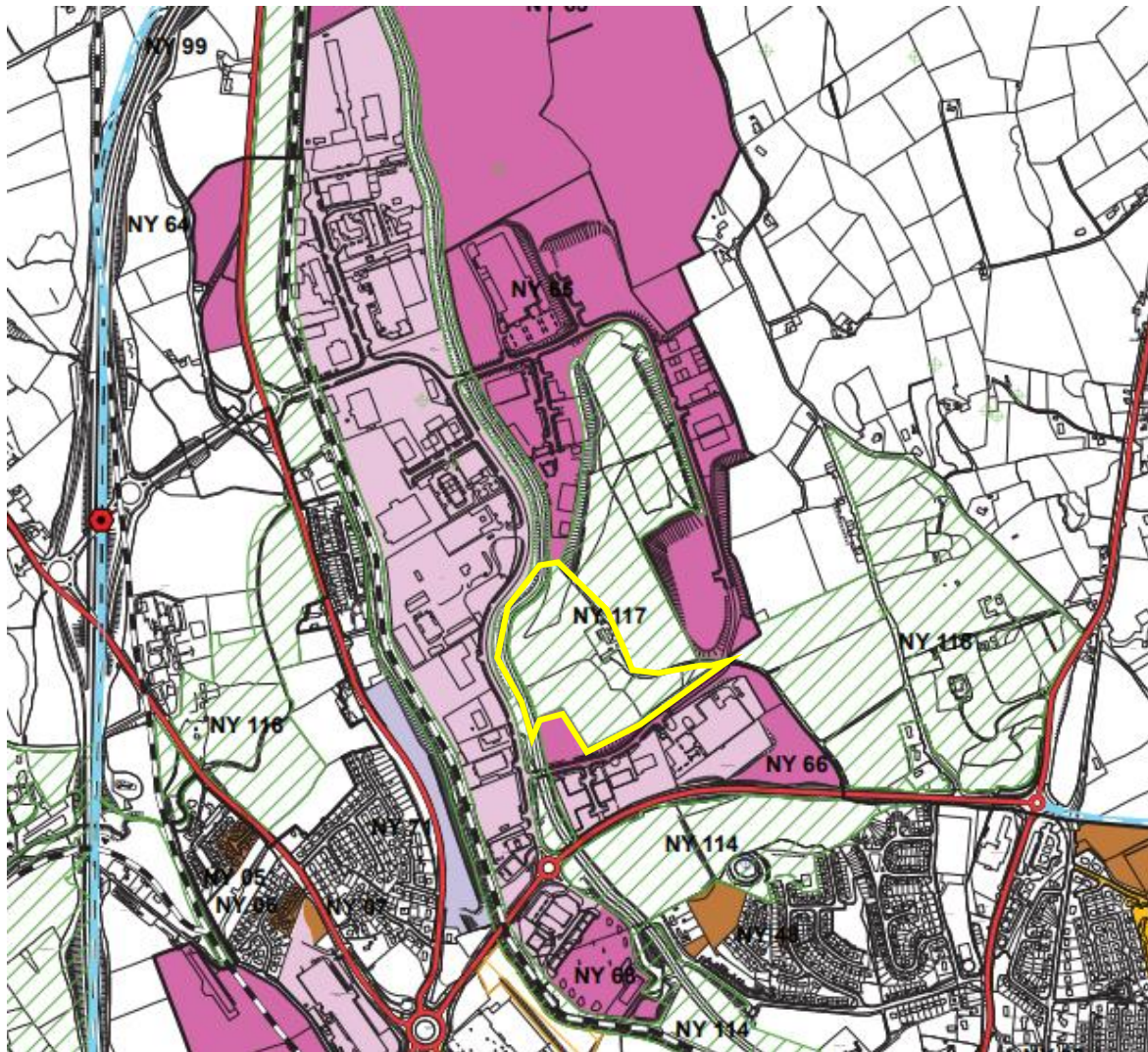
❑ GUIDE PRICE

Offers In the region of £475,000

❑ CLOSING DATE FOR OFFERS

Thursday 30th January 2025

❑ ZONE MAP EXTRACT BANBRIDGE/NEWRY & MOURNE AREA PLAN 2015



Designation NY 117
Local Landscape Policy Area
Greer's Farm and curtilage

A LLPA is designated as identified on Map No. 3/02a – Newry.

Those features or combination of features that contribute to the environmental quality, integrity or character of these areas are listed below:

- Localised hill (Greers farm), including views and vistas;
- Area of nature conservation interest, including areas of woodland and groups of significant vegetation.

This attractive landscape softens the impact of the Carnbane industrial site, which encompasses this Policy Area.

Lands in sale NY 117, circled in yellow above.

MAP (FOR IDENTIFICATION ONLY)

