



G/24/077

FOR SALE
KILMONAGHAN ROAD
NEWRY
CO DOWN
BT35 6QD

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION ON
APPROXIMATELY 0.2 ACRES**



**A prime opportunity to acquire a well-located site situated
approximately 1.5 miles from the Armagh Road/A1 junction.**

Guide Price: Offers Around £45,000
Closing Date for Offers: Tuesday 4th February 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

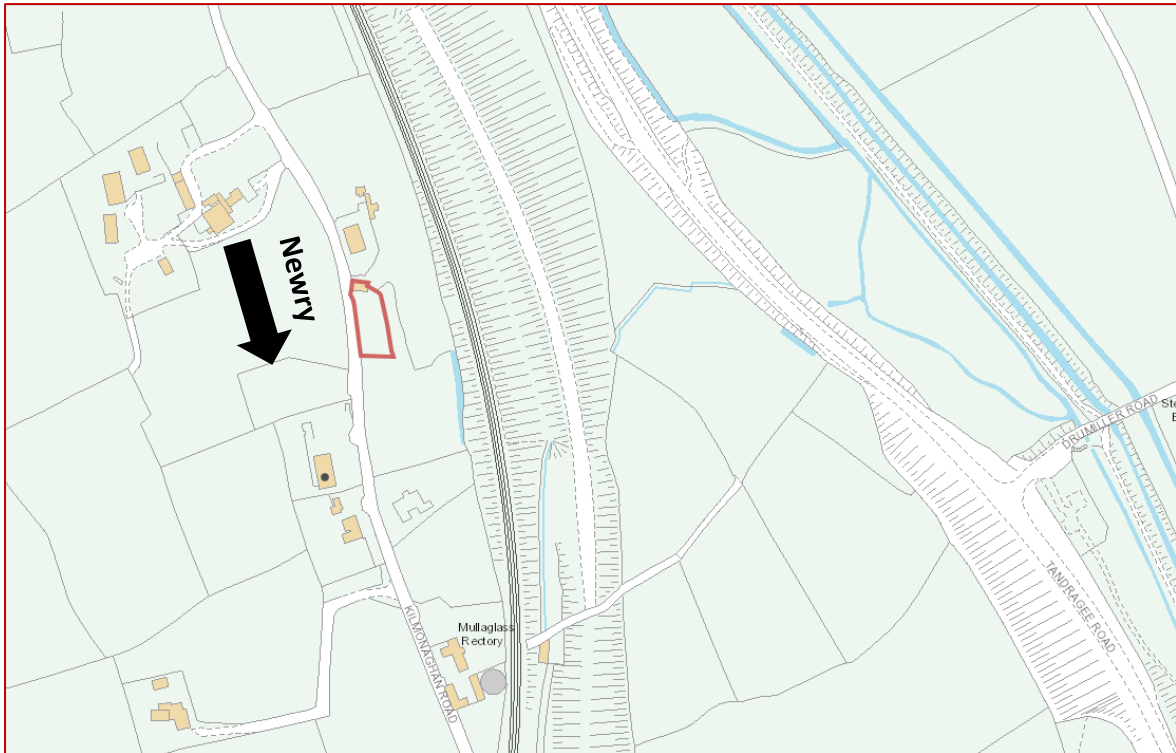
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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 A28/Gosford Road for approximately 0.2 miles before turning right onto the Goragh Road follow the Road for approximately 0.6 miles before turning left onto the Kilmonaghan Road, proceed for 0.7 miles and the subject site is located on your right-hand side.



□ PLANNING

Outline planning consent was granted in October 2023 for a replacement dwelling with domestic garage. Planning Reference: LA07/2023/1894/O

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

□ AREA

The site area would appear to extend to approximately 0.2 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

David Bell, Gordon Bell & Son 9-11 Newry Street Rathfriland BT34 5PY
david@gordonbellandson.co.uk

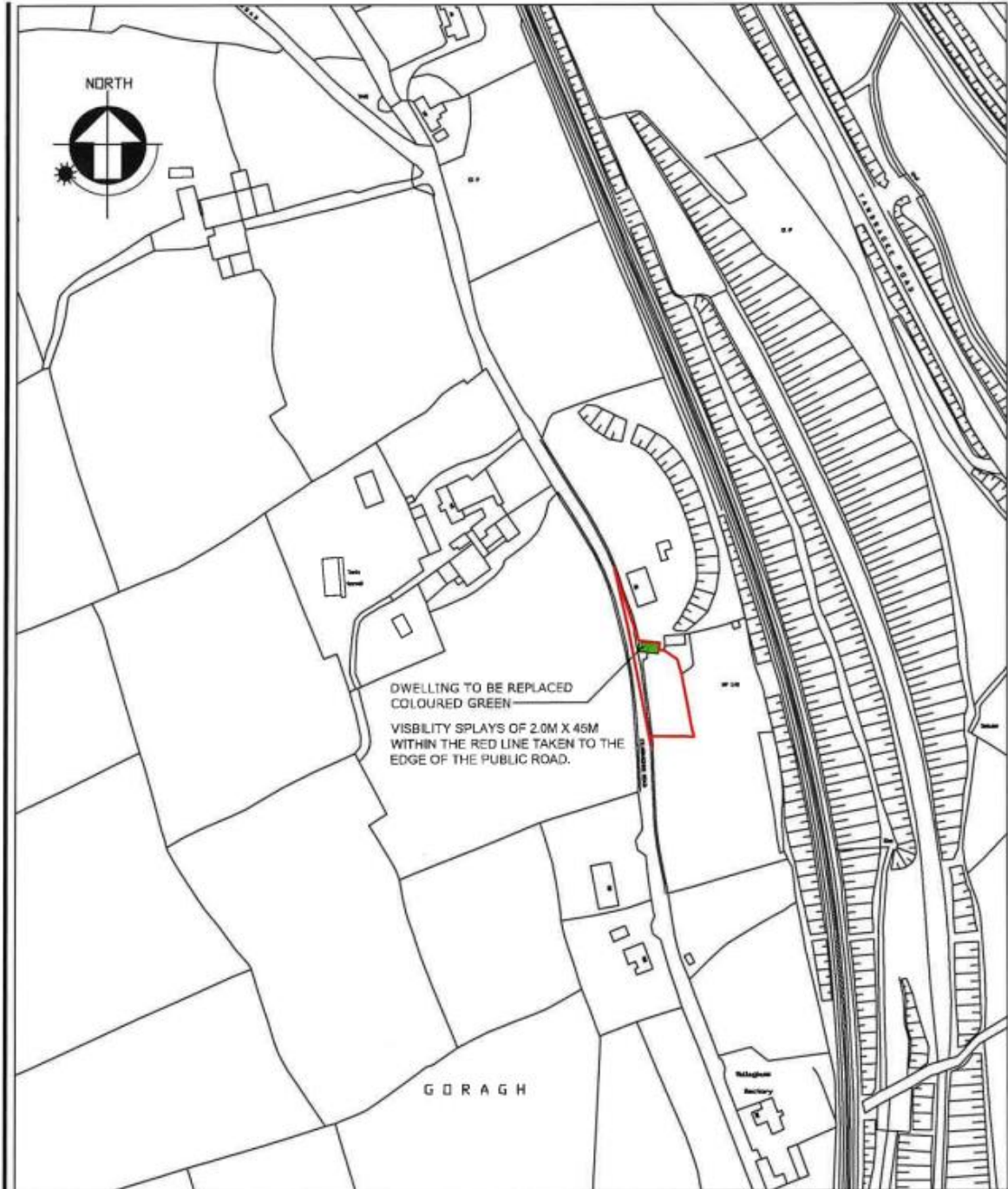
❑ GUIDE PRICE

Offers Around £45,000

❑ CLOSING DATE FOR OFFERS

Tuesday 4th February 2025

□ LOCATION MAP



A.4 A.4.p01	Scale	1:2500	Drawn by	A.D	Project Title	Proposed Replacement dwelling with domestic garage 29 Kilmonaghan Road, Goragh, Newry	Job No.	12745
	Drawing Title	Site Location Map	Checked by					
	Rev. No. & Date	Rev01, 6th September 2023	Date	Nov 2022				

Rev 02

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Estate Agents
Surveyors & Assessors
Architectural Consultants

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