

CHAPEL ROAD, NEWRY

EXCITING NEW DEVELOPMENT OF 5 NEW HOMES



Exceptional Family Homes extending to approx. 1,215 sq ft
fronting the Chapel Road, Newry

Site 7C - Offers Over £230,000

Site 7D - Offers Over £230,000

Welcoming new to the market a unique opportunity to acquire a new build turnkey family home in Newry City. Located approx. from the City Centre and within close proximity to the Shopping Precincts and a host of Primary & Secondary Schools. The Developers: CJR Building Contractors.

LOCATION

Newry City Centre - approx. 1 miles

Dublin Airport - approx. 60 miles

Belfast Airport - approx. 46 miles

SEMI DETACHED ACCOMMODATION

Entrance Level Accommodation comprises: Entrance Hallway, Lounge, Open Plan Kitchen/Dining Area, Utility Room, Separate W.C.

First Floor Accommodation comprises: Three Bedrooms (Main Bedroom Ensuite Shower Room), Family Bathroom.



INTERNAL FINISHES

- Kitchen: Kitchen units.
- Utility Room - units and worktop (no electrical appliances in Utility Room)
- Sanitary Ware: White three piece suite.
- Tiling: Entrance Hall, Kitchen/Dining Area/Utility Room/Bathroom & Ensuite Flooring.
- Opening in Lounge for Stove.
- Painted internal walls, ceilings and woodwork.
- Gas Central Heating.
- Pressurised water system.

EXTERNAL FINISHES

- Black pvc front door.
- Black pvc windows.
- Rendered walls
- Tarmac driveway
- Lawns seeded.

ESTIMATED COMPLETION DATE

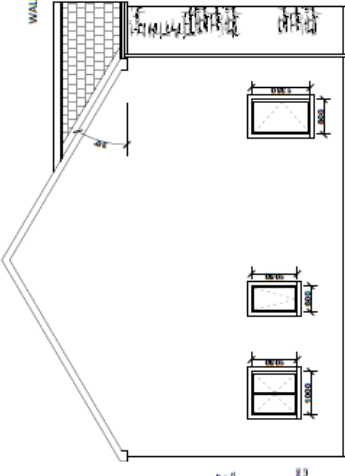
- August 2025

SOLICITOR

Mrs Margaret Elliott,
Elliott Trainer Partnership,
Newry, Co. Down
Tel: 02830268116

EXTERNAL FINISHES

ROOF TO BE FLAT CONCRETE TILE - COLOUR BLACK
 GUTTERING & DOWNPIPES TO BE UPVC - COLOUR BLACK
 EXTERIOR WALLS TO BE HARDWOOD - PAINTED BLACK
 DOORS TO BE HARDWOOD - PAINTED BLACK
 WALL FINISH TO BE SMOOTH PLASTER - PAINTED WHITE
 WALL FINISH TO BE Z-STONE - COLOUR GREY



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SIDE ELEVATION

THE BUILDER SHALL GIVE THE DISTRICT COUNCIL A COPY OF THE ENERGY PERFORMANCE CERTIFICATE PRODUCED BY AN ACCREDITED ENERGY ASSESSOR FOR ANY COMPLETED NEW BUILDING NOT MORE THAN 5 DAYS AFTER COMPLETION

AIR TEST TO BE CARRIED OUT ON COMPLETION BELONGS TO BE TESTED TO A AIR TEST VALUE OF 5.00

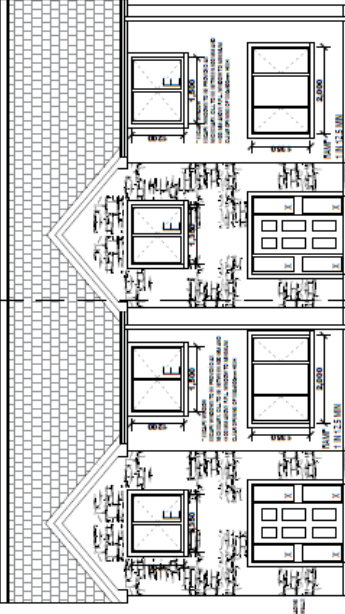
DESIGNED TO A AIR TEST VALUE OF 5.00

DRAFT
 APPROVED BUILDING CONTROL

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FRONT ELEVATION

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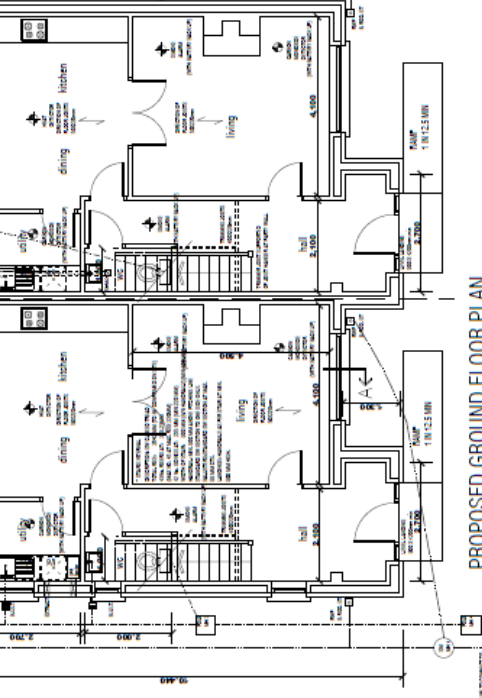
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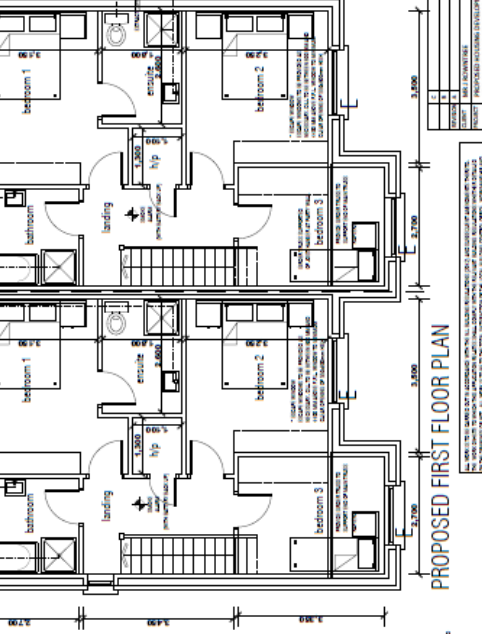
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PROPOSED GROUND FLOOR PLAN

PROVIDE SOUND TEST AT COMPLETION STAGE FOR PARTY WALL CONSTRUCTION TO ENSURE COMPLIANCE WITH TEST RESULT 10



PROPOSED FIRST FLOOR PLAN

PROVIDE SOUND TEST AT COMPLETION STAGE FOR PARTY WALL CONSTRUCTION TO ENSURE COMPLIANCE WITH TEST RESULT 10

TUMILTY DESIGN
 ARCHITECTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Chapel Road Ballinacraig Newry

Date: Dec 2024

EXISTING ROAD KERB TO REMAIN

PROVIDE NEW 2.0M WIDE FOOTPATH ACROSS F

FORM NEW PEDESTRAIN GATE IN EXISTING WAL

EXISTING BLOCKWORK WALL TO REMAIN -WALL

PROVIDE NEW 2.0M WIDE FOOTPATH ACROSS F

NEW ROAD KERB FROM THIS POINT

RELOCATE EXISTING NIE POLE TO BEHIND FOOTPATH
DEMOLISH EXISTING WALL - SHOWN DOTTED - AND REBUILD
NEW 900mm HIGH BLOCKWORK WALL TO FORM
2.0M FOOTPATH COMPLETE LENGTH OF DEVELOPMENT

2.0 X 60M VISIBILITY SPLAY SHOWN DASHED RED

NEW DROPPED ROAD KERBS AT DRIVEWAYS

BUILD 500mm HIGH BLOCKWORK RETAINING
WALL BETWEEN SITES 2 & 3 WITH NEW
700mm RAILING ON TOP - SEE FENCE TYPE B

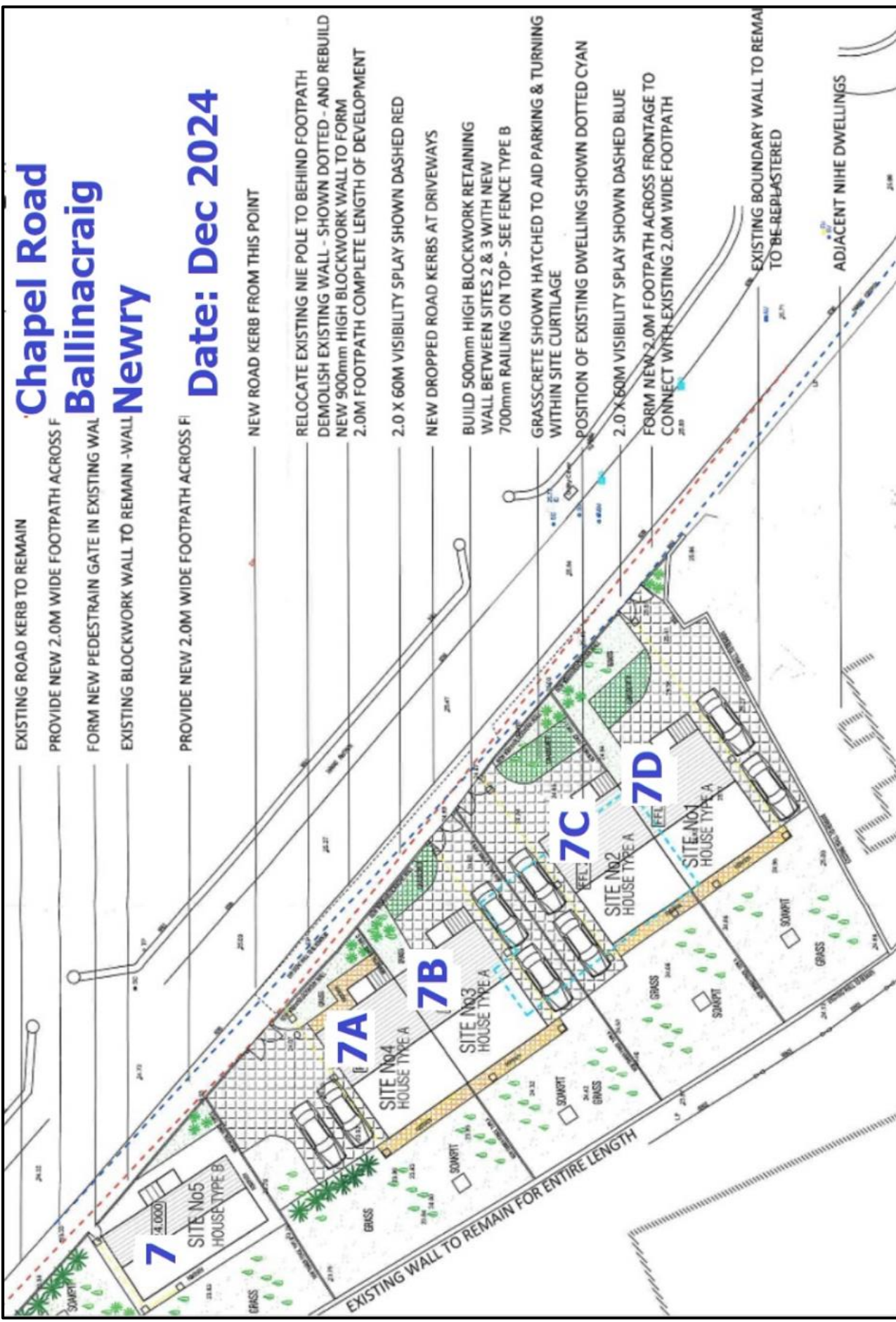
GRASSCRETE SHOWN HATCHED TO AID PARKING & TURNING
WITHIN SITE CURTLAGE

POSITION OF EXISTING DWELLING SHOWN DOTTED CYAN

2.0 X 60M VISIBILITY SPLAY SHOWN DASHED BLUE
FORM NEW 2.0M FOOTPATH ACROSS FRONTAGE TO
CONNECT WITH EXISTING 2.0M WIDE FOOTPATH

EXISTING BOUNDARY WALL TO REMAIN
TO BE REPLASTERED

ADJACENT NIHE DWELLINGS



EXISTING WALL TO REMAIN FOR ENTIRE LENGTH

Viewings and Site Visit

Interested parties are welcome to visit the site, alternatively appointments and enquiries can be made by contacting our Newry office

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information, please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.



108 Hill Street, Newry
BT34 1BT, N. Ireland



We're on Facebook



@_BESTproperty

Tel: 028 3026 6811

info@bestpropertyservices.com

bestpropertyservices.com