



G/21/022

**FOR SALE
28 FORKHILL ROAD
CLOUGHOGHE
NEWRY**

**DETACHED 4 BEDROOM HOUSE & 2 BUILDING SITES WITH FULL PLANNING
PERMISSION AND THE OPTION OF ADDITIONAL LAND FOR SALE AS 1 OR
MORE LOTS**



**Rare opportunity to purchase an attractive home with beautiful views of the
surrounding countryside and located conveniently to the A1.**

Guide Price:- Offers around £570,000

Closing date for offers:- Tuesday 8th April 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.

RESIDENCE- 28 FORKHILL ROAD



DETACHED FOUR BEDROOM HOUSE FRONTING THE FORKHILL ROAD

- Ground Floor Accommodation: Entrance Hall, Lounge, Two Bedroom, Kitchen/Dining Area, Family Bathroom.
- First Floor Accommodation: Two Double Bedrooms.
- Oil Fired Central Heating. Pvc Double Glazing.
- Large garden to the front of the property.
- Miscellaneous sheds and stores.
- Tarmac Driveway





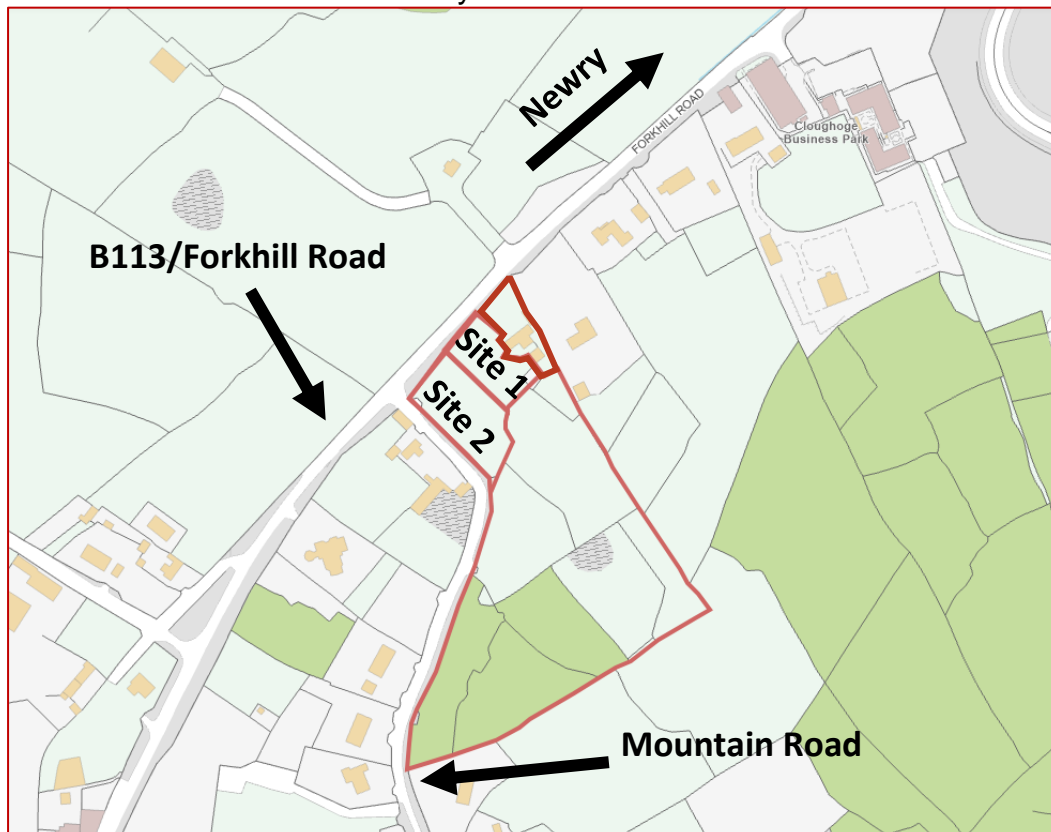
ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 45 E |
| 21-38 | F | 34 F | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

LOCATION

From Newry take the Dublin Road for 1.2 miles, at the roundabout take the third exit onto the B113/Forkhill Road. Continue along for 0.4 miles approximately and the lands in sale are located on your left hand side.



❑ PLANNING

Full planning consent was granted In May 2024. (Planning Ref LA07/2023/2171/F) with a five year expiry for the proposed erection of 2 dwellings and detached garages.

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

❑ AREA

The overall area extends to approximately 6.7 acres, the majority of which is shown on the DARD map below. Each site extends to approximately 0.5 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

Millicent Tate, McShane & Co 34 Hill Street Newry BT34 1AR
Millicent.t@mcshaneandco.com

❑ VIEWING

By inspection on site at any time. (Sites & Land)
Dwellinghouse; By appointment with the agents



❑ GUIDE PRICE

28 Forkhill Road:

Residence on approx. 0.3 acres Offer around £220,000

Site 1:

Approximately 0.5 acres Offer around £150,000

Site 2:

Approximately 0.5 acres Offers around £150,000

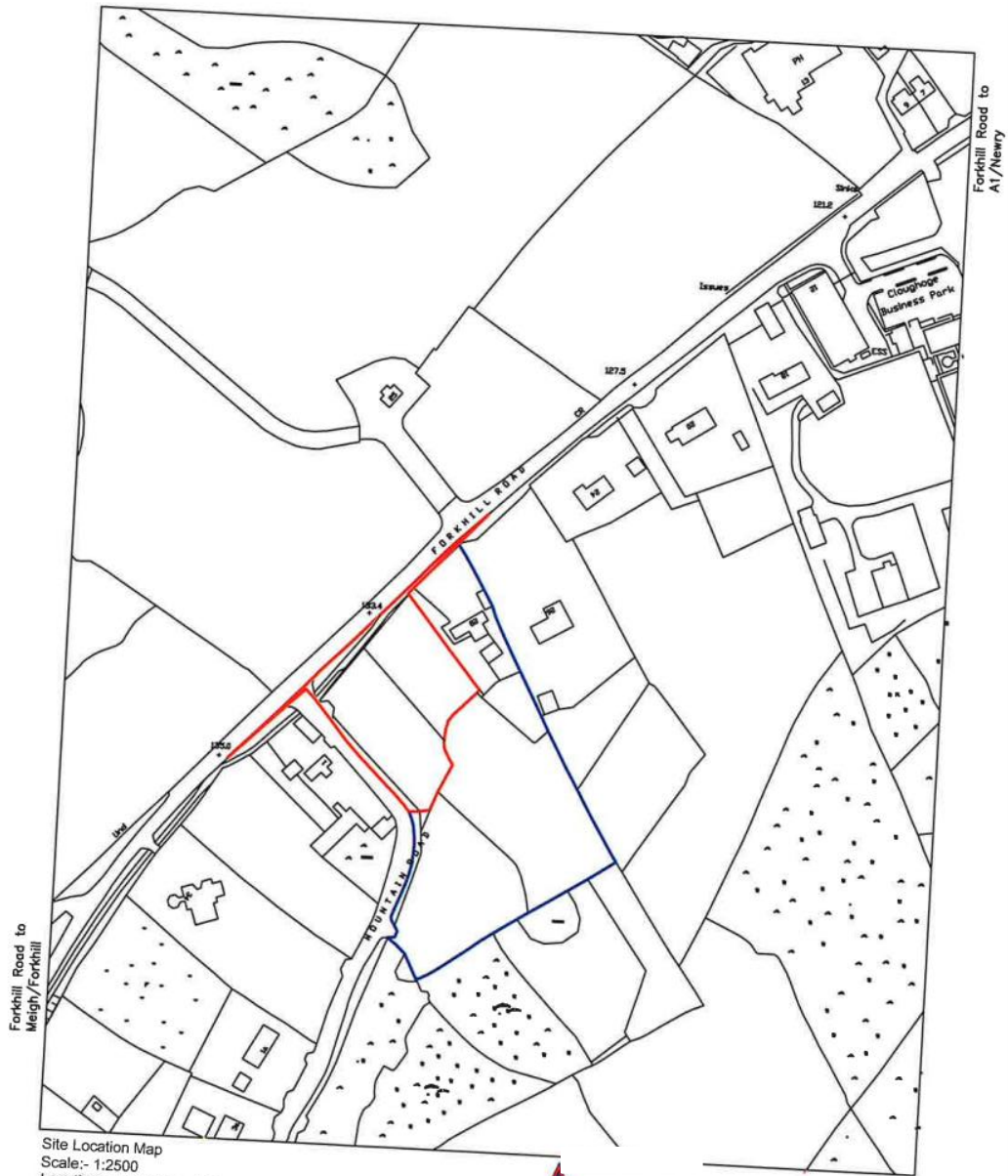
Remaining additional land approximately 5.3 acres: Offers around £50,000

Entire: £570,000

❑ CLOSING DATE FOR OFFERS

Tuesday 8th April 2025


□ SITE MAP



Site Location Map
Scale:- 1:2500
Location:- Forkhill Road, Newry
OS Ref:- 266 14 NE
Application site outlined red
Additional land in applicant's ownership outlined blue
Site Area:- 0.4385 Ha
Drawing No:-TFergus1



Comhairle Ceantair an Iúir
Mhúrn agus an Dúin
Newry, Mourne and Down
District Council



30 JAN 2023

FLOOR PLAN & ELEVATIONS

Proposed Floorplan

203 x 102 x 23kg/m UB supported on masonry columns with a concrete base extending into the center of the ridge.

1.50m rise to WHP

Level access to rear door

Level access to rear door

Schedule Of finishes

External walls finished with wet plaster dash light grey in colour

Roof covering to be dark blue natural slate with mechanically fixed angular black dry vented ridge. Roof covering to be in accordance with BS 5344:2014.

Rain water goods to be black uPVC

Window framing to be black uPVC

External doors and frames to be hardwood painted black

Front Elevation

Rear Elevation

Level access to rear door

Side Elevation

Side Elevation

Complete Contact us for
 Minimum 900mm 8m Duct
 Heavy, Multiple and Down
 Output Contact

30 JAN 2023

Final Title

Structural and Mechanical
 Design of External Wall Away from
 Ridge

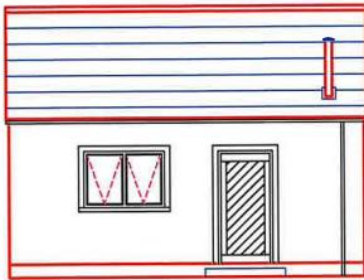
Design Title

Structural and Mechanical Design

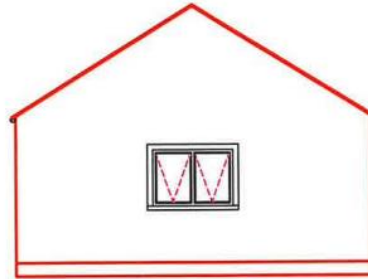
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 Date: 28 January 2023
 Drawing No: TR023

Author: A
 Drawn: M
 Checked: M
 Date: 28 Jan 2023

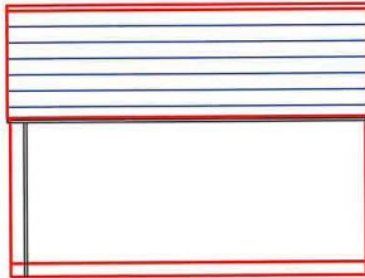
Clavin Design and Engineering Services
 Mechanical, Electrical, Structural, Fire, Energy & Sustainability
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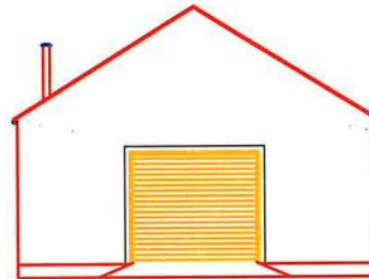
Side Elevation



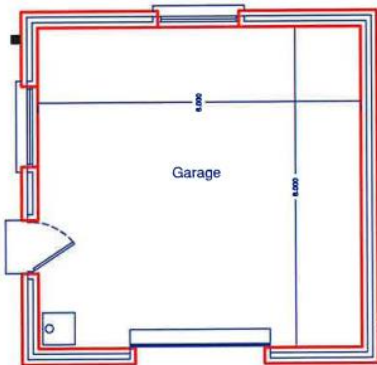
Rear Elevation



Side Elevation



Front Elevation

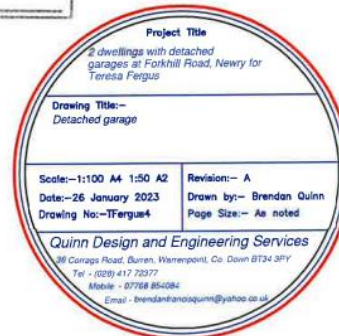


Floorplan

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Mhúir agus an Dúin
Newry, Mourne and Down
District Council



30 JAN 2023



DARD MAP

