

FOR SALE
TYRONES DITCHES ROAD
LISSUMMON
NEWRY

ATTRACTIVE APPROVED BUILDING SITE FOR SALE



This half acre site is being offered for sale with consent for a dormer bungalow.

Planning approval was granted under Planning ref LA07/2021/1378/F.

Guide Price – offers around £85,000

Closing date for offers- Tuesday 15th April 2025

(028) 3026 6811
www.bestpropertyservices.com

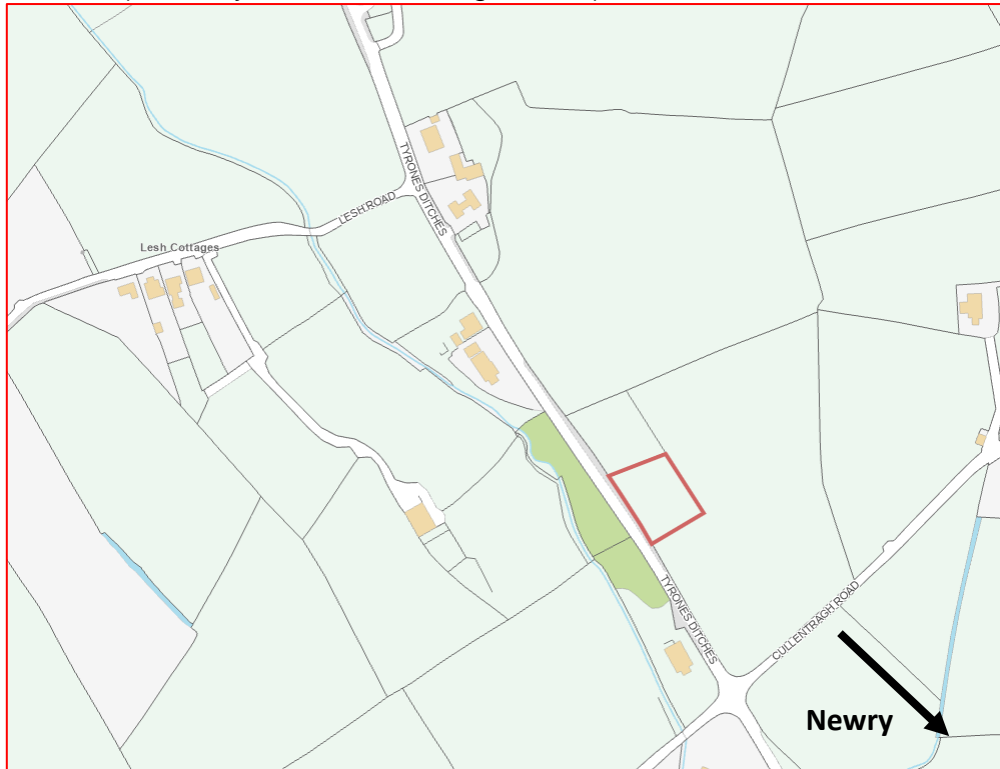
BEST PROPERTY SERVICES (N.I.) LTD
108 Hill Street, Newry, Co. Down BT34 1BT
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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.

❑ LOCATION

From the main Newry-Armagh Road three miles out, go past sign to Jerrettspass and take the next road on the right, Lisummon Road.

Drive approximately 1.7 miles and the site is on the right hand side just past the crossroads (Crankey Road/Cullentragh Road).



❑ PLANNING

Full Planning Consent was granted for one dwelling (1.5 storey) and detached garage under Planning Ref P/2009/0073/F.

Foundations were commenced for the garage and plans approved under Building Control Ref FP/2010/1295/MAST.

A change of house type was granted under planning reference LA07/2021/1378/F in October 2021 for a 4 bedroom dormer bugalow.

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

❑ AREA

The area would appear to extend 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.

❑ VIEWING

By inspection on site at any time.



VENDOR'S SOLICITOR

Helen Wan, Paul Ferris & Co., 2 Newry Road, Banbridge
helen@paulferris.com

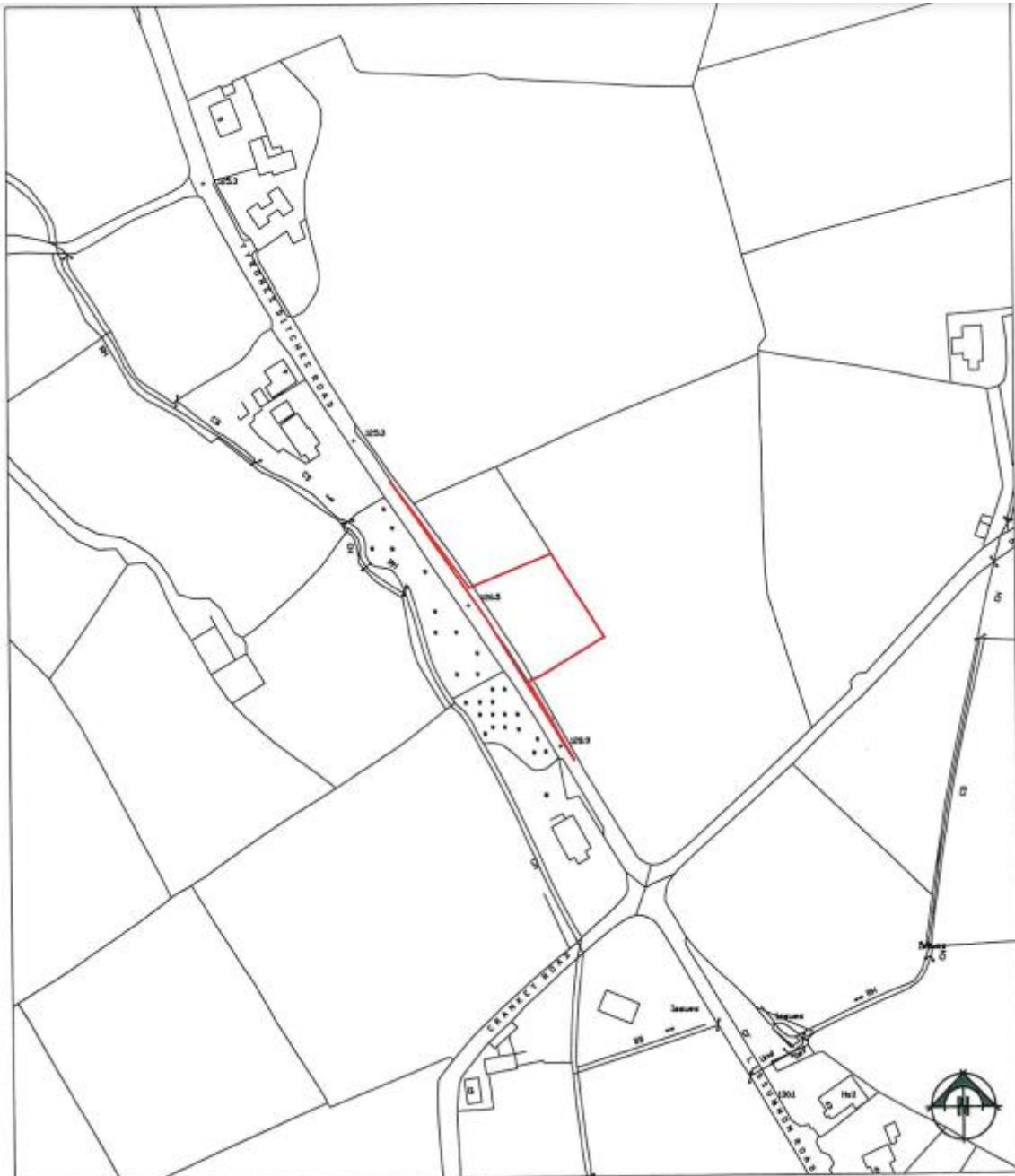
❑ GUIDE PRICE

Offers around £85,000

❑ CLOSING DATE FOR OFFERS

Tuesday 15th April 2025

LOCATION MAP



**O'Callaghan
PLANNING**
Adding Value Through Quality Design

Unit 1, 10 Monaghan Court
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|---|-----------------|---------------------|--------------------|
| Project Proposed Dwelling | | | |
| Client Kevin Rafferty | | | |
| Title Site Location Plan | | | |
| Address Lands at Tyrone Ditches, Lissumman, Co. Armagh | | | |
| Date 07/21 | Scale 1/2500 | File Ref J000238 | Drawing No. P01 |
| Notes | | | |

