



G/25/024

FOR SALE
BILLYS ROAD
BALLYHOLLAND
NEWRY
CO DOWN

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION ON
APPROXIMATELY 0.6 ACRES**



A fantastic opportunity to acquire a site in the countryside within walking distance to the convenient settlement of Ballyholland

Guide Price: Offers Around £110,000

Closing Date for Offers: Tuesday 15th April 2025

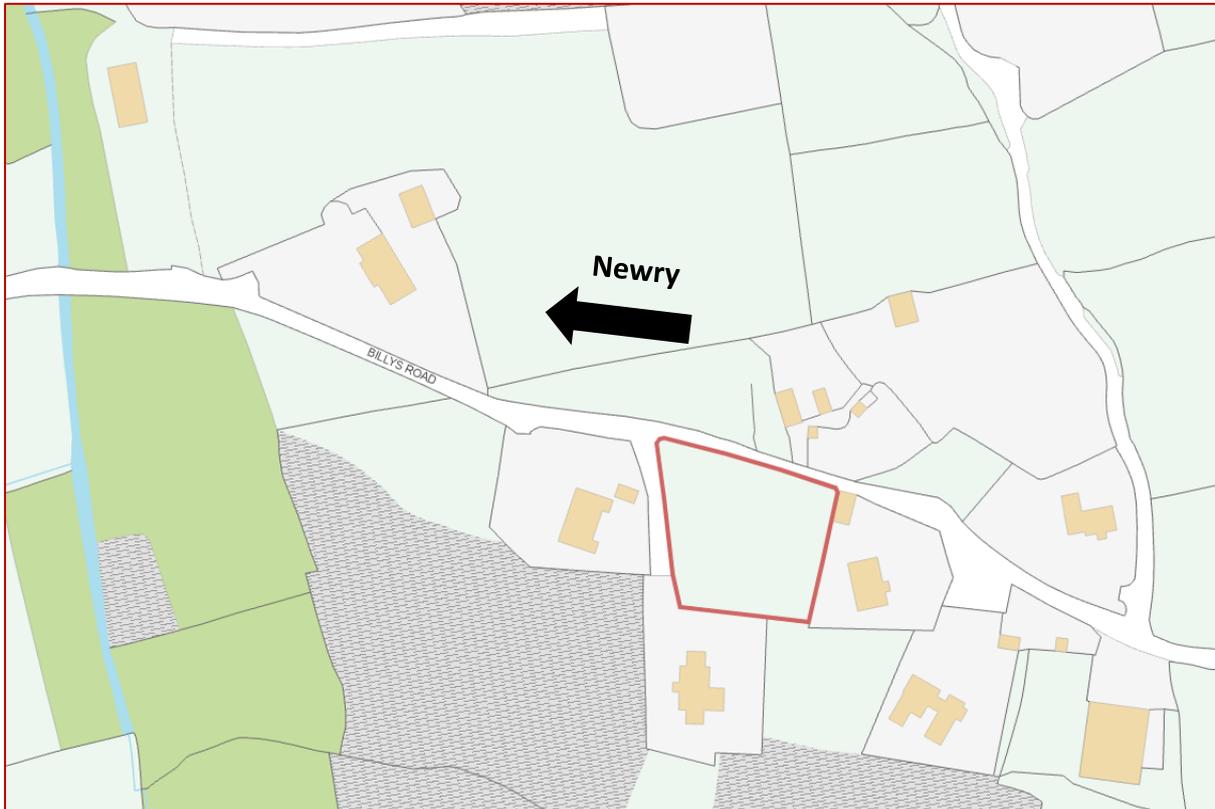
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Newry, take the Abbey way/ Courtney Hill Road for 0.3 miles, continue for 0.8 miles on the Ballyholland/Temple Hill Road before turning right onto Bettys Hill Road for 0.1 miles, then turn left on Billys Road, proceed for 0.3 miles and the lands in sale are located on your right hand side.



❑ PLANNING

Outline planning consent was granted in April 2021 (5-year expiry) for an infill dwelling. Planning Reference: LA07/2020/1000/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 0.6 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

Ciaran Rafferty, Rafferty & Co, 83 Hill Street Newry BT34 1DG
ciaran@ciaranraffertysol.com

❑ GUIDE PRICE

Offers Around £110,000

❑ CLOSING DATE FOR OFFERS

Tuesday 15th April 2025

□ SITE LOCATION MAP



drawing: Site Location Plan.	status: Planning Drawing.
client:	scale: 1.2500
project: Proposed Dwelling, Lands At Billy's Road, Ballholland, Newry, Co. Down.	date: May 2020
	drawing no.: 01A.