



G/21/009

DEVELOPMENT OPPORTUNITY

65 DERRYLECKAGH ROAD, WARRENPOINT, BT34 3RB

FORMER FLAX MILL WITH DEVELOPMENT POTENTIAL AND ADJACENT 40 ACRES OF AGRICULTURAL LANDS FOR SALE AS ONE LOT



Offers will be considered for the sale of the Former Flax Mill on approximately 3.7 acres, including former mill buildings and two storey farmhouse.
Guide price £375,000

Offers will also be considered for the sale of the former Flax Mill site, along with the adjoining agricultural lands, extending to an overall area of 41.89 acres. Guide price £1,375,000

Closing Date for Offers – 27th January 2023

Guide Price – Entire – Offers around £1,375,000

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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 Warrenpoint, travel to Burren and continue on Bridge Road (towards Mayobridge) for approximately 0.5 mile, then turn left onto Derryleckagh Road. Pass Tamnaharry House on the right and the former Flax Mill is a further 0.5 mile on the left hand side with agricultural lands situated between Derryleckagh and Corraghs Roads.

❑ PLANNING

- (1) The vendor had retained Carlin Planning Ltd to prepare a Pre-Application Discussion paper (dated 23.9.21) which sets out the background and redevelopment proposal for the three main buildings on this site. This has a Planning Reference LA07/2021/1897/PAD).
- (2) In March 2022, the senior Planning Officer in Newry, Mourne & Down responded to the PAD document and concluded:-
“In summary, the Planning Dept has no objections in principle to the sympathetic conversion of the 3 highlighted buildings to residential use, however this will be subject to overcoming any applicable constraints and statutory consultees being content. It is noted there will be a number of issues to address for the respective consultees”.
- (3) Replacement Consent for No 65 Derryleckagh Road has been approved under Outline Application Reference LA07/2021/0143/O. This represents the sixth dwelling on this site.



❑ EXISTING BUILDINGS

Building 1

Former automatic flax scutching Mill (nearest entrance). Approximately 700m floor space. Proposal to convert to 2 x semi-detached dwellings.

Building 2

Former manually operated flax scutching Mill. Approximately 400m floor space. Proposal to convert to 2 x semi-detached dwellings.

Building 3

A single storey stone building extending to approximately 80sqm which may have potential to enlarge with a rear extension.

Building 4

The former two storey residence No 65 Derryleckagh Road, which has Outline Planning Consent for replacement (LA07/2021/0143/O).

❑ THE OPPORTUNITY

Interested parties are invited to make an offer to acquire this historical site, preferably on an unconditional basis.

However if submitting an offer to acquire this property on a “subject to Planning basis” is the buyer’s preferred choice, this offer will also be presented to the vendor for consideration.

Offers will also be considered for the site of the former Flax Mill without the adjoining agricultural lands. The site extends to c.3.7 acres.

Offers will not be considered for the agricultural lands as a separate Lot at this 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.

❑ LAND REGISTRY

The lands in sale are comprised within Parts of Folio 21696, 21689, 21695, 21694 and DN6581 Co Down.

❑ AGENTS NOTES

- (1) There is an outstanding planning application to acquire a new entrance along the Derryleckagh Road (Planning ref LA07/2022/1511/F).
- (2) Mill machinery on site will be sold separately (by the owner).

❑ VIEWING

By appointment with the selling Agents.

❑ VENDOR'S SOLICITOR

Stephen Begley, 9 Merchants Quay, Newry

❑ CLOSING DATE FOR OFFERS

27th January 2023

❑ GUIDE PRICE

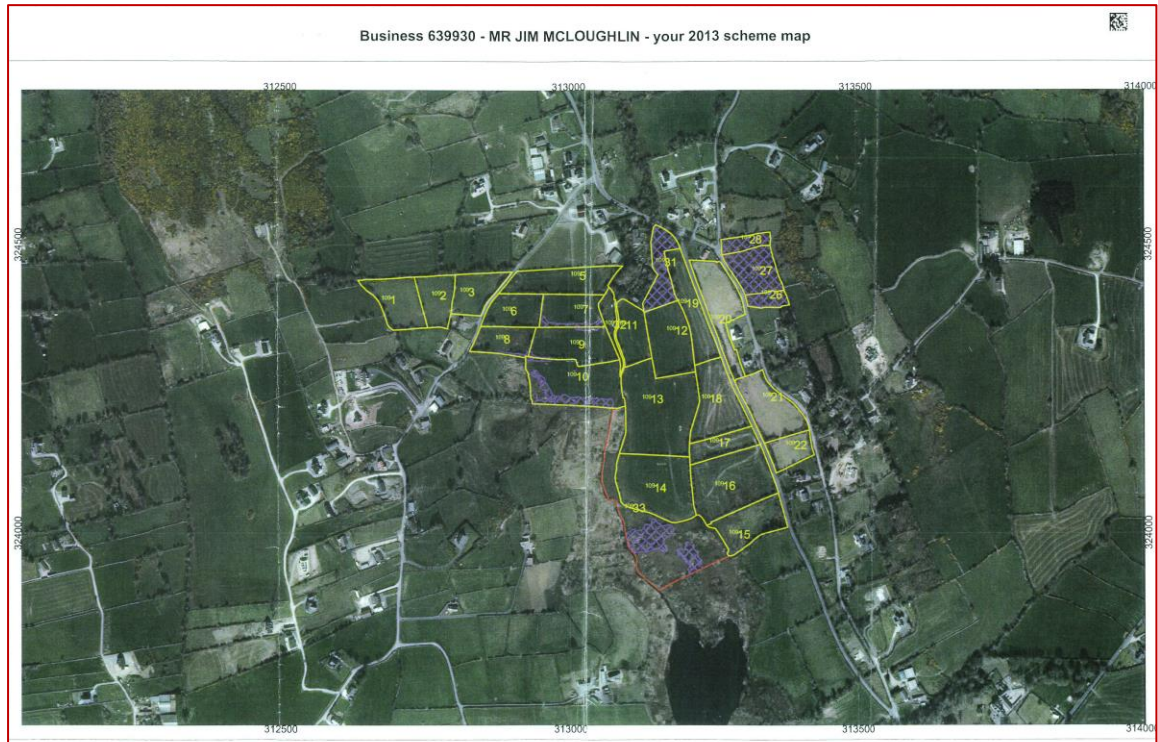
Entire site including former Flax Mill on 41.39 acres - £1,375,000.

OR

Flax Mill on 3.7 acres – Guide Price £375,000.



DARD MAP



INFORMATION ON YOUR 2013 Scheme Map



A	B	C	D		E	F	G	H	I
Field Number	Total Field Area (Ha)	Land Type	Ineligible Features Breakdown (Ha)		Maximum Eligible Area (Ha)	Type Of Change Applied	Field Status	Is Heather Present?	Townland
3/079/109/1	0.875	DA			0.87	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/2	0.489	DA			0.49	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/3	0.517	DA			0.52	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/5	0.808	DA			0.81	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/6	0.534	DA			0.53	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/7	0.593	DA	Ineligible Vegetation	0.095	0.50	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/8	0.472	DA	Ineligible Vegetation	0.023	0.45	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/9	0.832	DA	Ineligible Vegetation	0.034	0.80	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/10	1.250	DA	Ineligible Vegetation	0.266	0.98	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/11	0.512	DA			0.51	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/12	0.865	DA			0.87	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/13	1.822	DA			1.82	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/14	1.325	DA			1.32	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/15	0.719	DA			0.72	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/16	1.375	DA			1.38	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/17	0.421	DA			0.42	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/18	0.961	DA			0.96	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/19	0.722	DA			0.72	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/20	0.871	DA			0.87	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/21	0.829	DA			0.83	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/22	0.372	DA			0.37	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/26	0.180	SDA	Ineligible Vegetation	0.170	0.01	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/27	0.597	SDA	Ineligible Vegetation	0.597	0.00	BOUNDARY CHANGE	VERIFIED		MILLTOWN

Note: a percentage reduction only may have been applied for Scrub

INFORMATION ON YOUR 2013 Scheme Map
Business Ref: 639930
Applicant Ref: 119782



Department of
Agriculture and
Rural Development
www.dardni.gov.uk

AN tOIRN
Talmhaíochta agus
Forbartha Tuaithe
MÁINNSTRÉ O
Fairs an
Kintra Fodéirín

A	B	C	D	E	F	G	H	I
Field Number	Total Field Area (Ha)	Land Type	Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type Of Change Applied	Field Status	Is Heather Present?	Townland
3/079/109/28	0.209	SGA	Ineligible Vegetation 0.209	0.00	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/31	0.487	DA	Trees 0.487	0.00	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/32	0.207	DA		0.21	BOUNDARY CHANGE	VERIFIED		MILLTOWN
3/079/109/33	2.049	DA	Ineligible Vegetation 0.417	0.0	BOUNDARY CHANGE	UNCLEAR BOG		MILLTOWN
Total Area (Ha)	20.69			16.76				

Note: a percentage reduction only may have been applied for Scrub

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