

DEVELOPMENT OPPORTUNITY FOR SALE

46 CHURCH ROAD, FORKHILL, NEWRY BT35

CBRE NI
PART OF THE AFFILIATE NETWORK



*Boundaries are for indicative purposes only.

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Key Benefits

- Total area of approximately 4.4 acres
- Single storey bungalow
- Planning approved for a replacement dwelling and foundations in place

Location

Forkhill is a small historic village located in South Down within the picturesque Ring of Gullion. The village is approximately 9 miles south west of Newry City centre, approximately 48 miles south of Belfast and approximately 59 miles north of Dublin. The village is close to the border with the Republic of Ireland with surrounding villages including Meigh, Silverbridge and Crossmaglen. The hinterland to the village is mostly agricultural in nature.

Description

46 Church Road is a traditional single-story bungalow. The property consists of 3 bedrooms, 2 reception rooms, a kitchen and a family bathroom. The property is accessed from a single lane concrete driveway and has fields to the front a rear. The bungalow is subject to a lifetime tenancy.

Planning was approved for 46 metres north-west of 46 Church Road on 2nd March 2007, for an erection of replacement dwelling ref: P/2007/0348/RM. Foundations have been put in place.



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Site Area

We have calculated the site area as 4.4 acres.

Planning

Planning was approved for 46 metres north-west of 46 Church Road on 2nd March 2007, for an erection of replacement dwelling ref: P/2007/0348/RM. Planning was approved on 16th November 2007, for erect detached garage and playroom to the rear of replacement dwelling ref: P/2007/1590/F.

Tenure

Assumed freehold or long leasehold subject to a nominal ground rent.

Asking Price

We are inviting offers in the region of £149,950 exclusive.

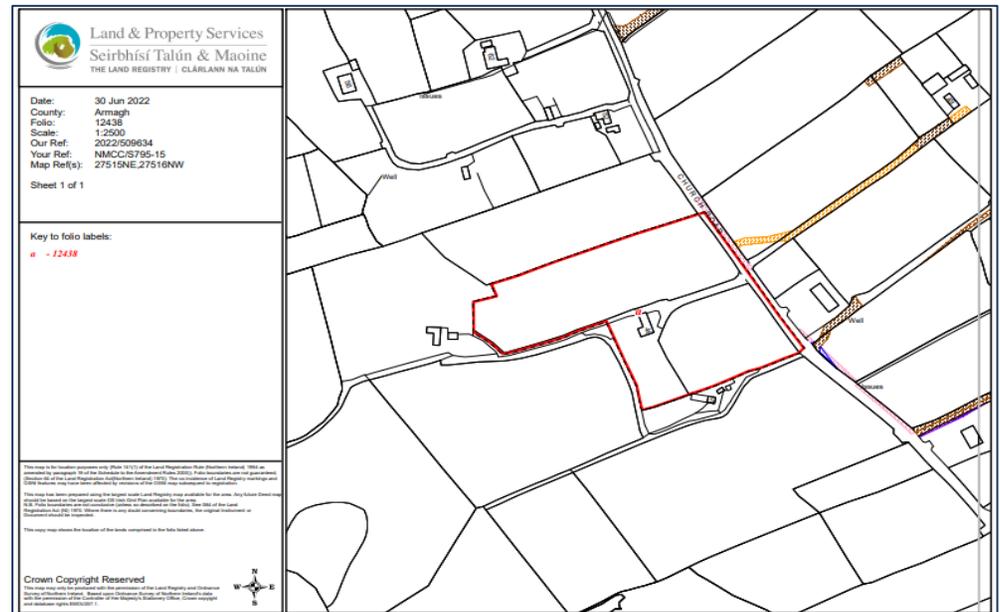
VAT

All prices quoted are exclusive of VAT, which may be payable.

EPC

The building has been rated as F-27 under EPC regulations.

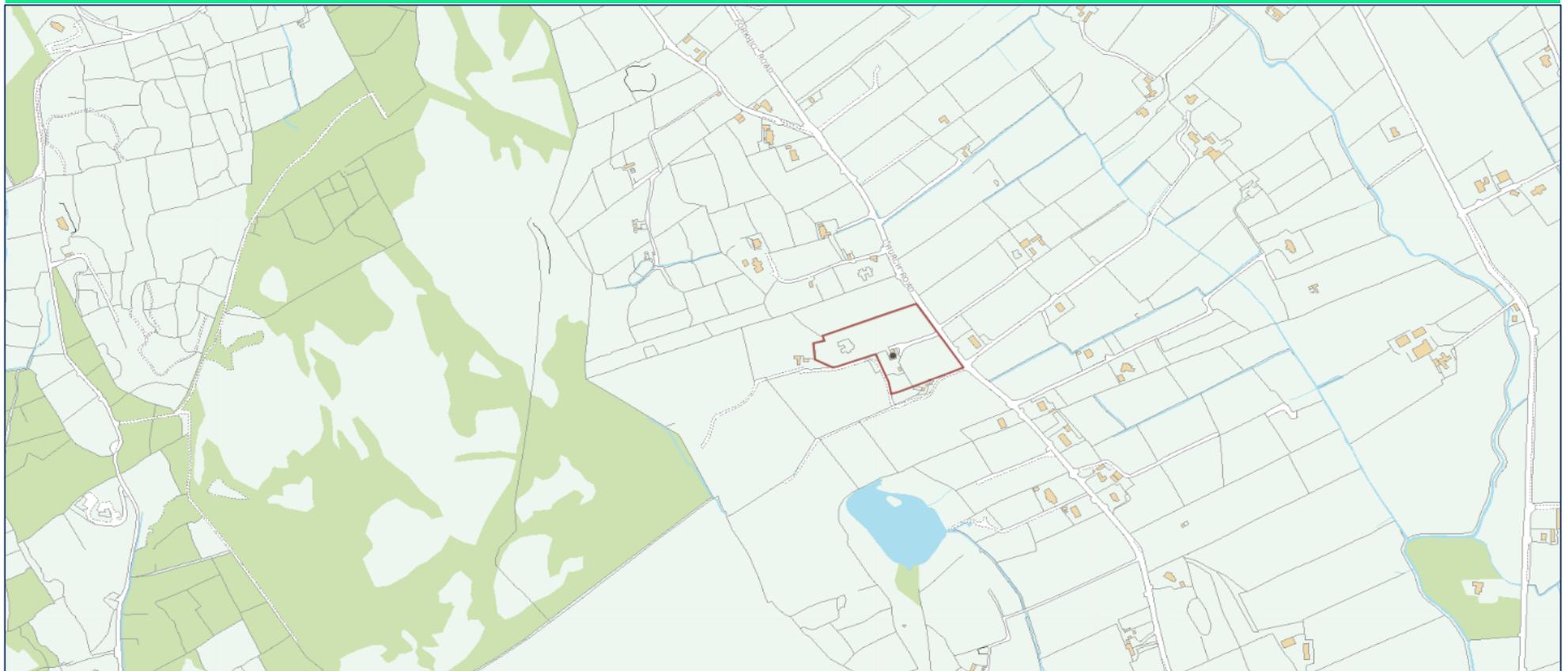
A copy of the EPC Certificate is available adjacent and can be made available on request.



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