

# FOR SALE

*By Private Treaty*

## PRIME SHORE FRONT RESIDENTIAL & NURSING HOME DEVELOPMENT SITE

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### The Waterfront, Shore Road, Rostrevor, Co.Down

*Site area approximately 2.5 Acres (1.01 Ha) with the benefit of Full Planning Permission for 41 No. dwellings & a 70 bedroom nursing home*



SimonBrien

**BEST**  
PROPERTY SERVICES



# INTRODUCTION

We have been instructed to offer for sale this superb and unique waterfront development site in Rostrevor, County Down. The extent of the lands being offered for sale are circa. 2.5 acres and is situated on the Shore Road. The site benefits from full planning consent for 34 two bedrooms apartments and 7 three bedroom apartments as well as a 70 bedroom with en suite nursing home and associated car parking. Many of the apartments have uninterrupted views over Carlingford Lough with some apartments benefitting from private outside space. The apartments range in size from 850 square feet to 1,432 square feet. There has been strong demand in the area for new developments with limited new schemes built in recent times and a lack of availability of zoned residential land. There is a shortage of nursing home beds in the area and a strong demand for these services locally. The sale of this site represents an excellent opportunity to acquire a unique development opportunity.

The area is highly sought after locally and internationally and extremely well located for the development of an exclusive residential scheme and nursing home. Nothing of this scale and specification has previously been built in the area and demand will be very strong for the apartments and nursing home facilities. There will undoubtedly be demand from those seeking second homes alongside those occupying their home all year round.

This idyllic location and setting was the inspiration for C.S. Lewis and his Narnia books and those familiar with this beautiful part of County Down will know exactly why.



Fairy Glen, Rostrevor



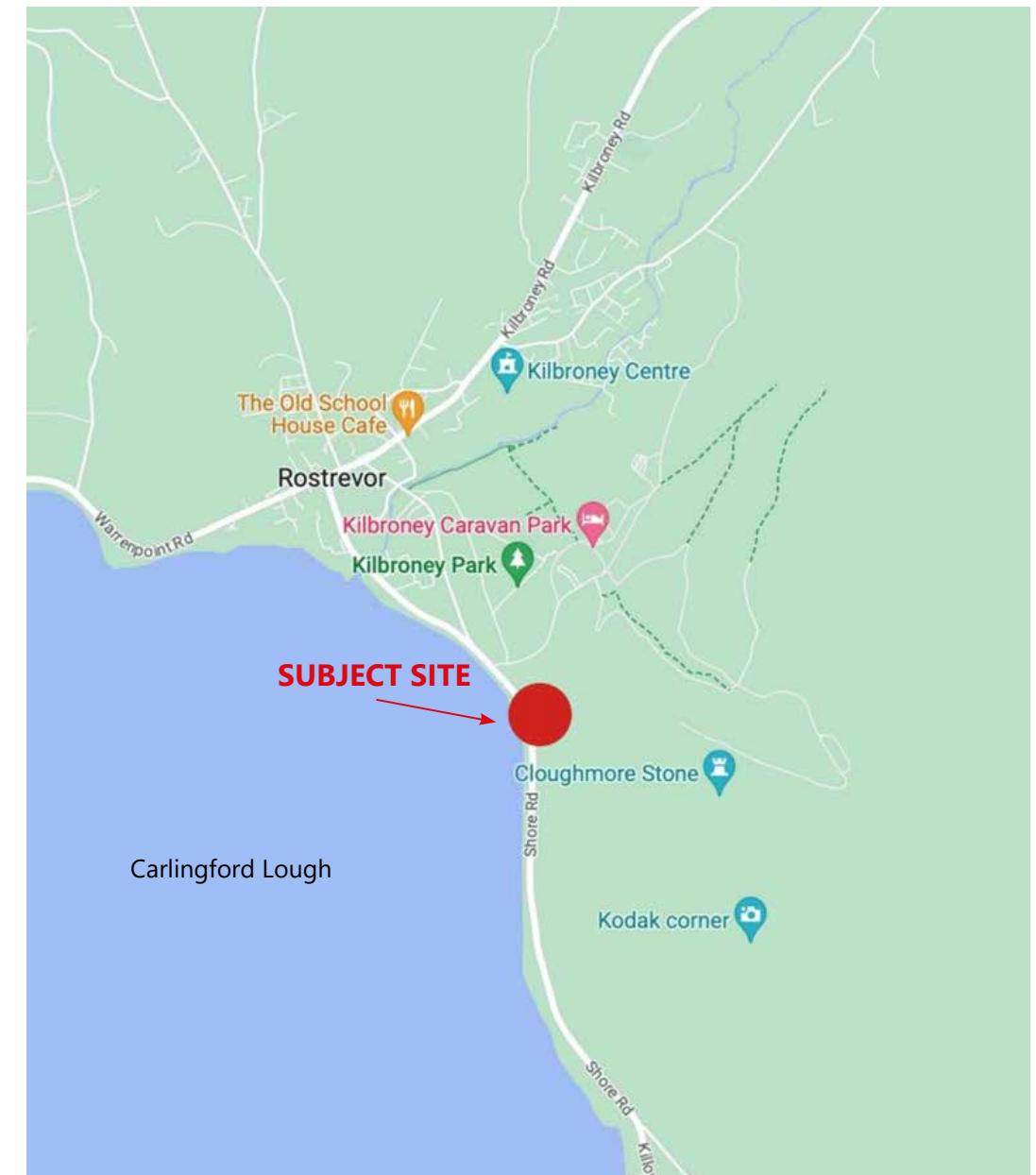
A1 Motorway at Newry Bypass



Rostrevor Village



Monument Corner, Rostrevor



## LOCATION

This exceptional site is uniquely located within walking distance of Rostrevor village on the sought after Shore Road overlooking Carlingford Lough to the front and Kilbroney Forest Park to the rear. With Rostrevor Village and the Fairy Glen close by, the location offers a tranquil and idyllic setting with an abundance of natural attractions on your doorstep.

At the heart of the subject sites long-term value is its strategic position — just minutes from the planned Narrow Water Bridge, a transformative £87 million infrastructure project due for completion in Q3 2027. Once opened, the bridge will seamlessly connect Rostrevor to Dundalk, Dublin, and the wider Republic of Ireland, reducing journey times and dramatically enhancing accessibility to this already desirable destination.

The site is approximately 47 miles from Belfast, 11 miles from Newry, 22 miles from Dundalk, 69 miles from Dublin Airport and 50 miles from George Best Belfast City Airport, all within 60 minutes drive of the site. Along with access to motorway networks and other arterial routes, Rostrevor offers an array of destinations within a half hours travel including but not exclusive to Cranfield beach, Mourne Park Woodland Trust, Silent Valley Mountain Park, Spelga Dam and Tollymore Forest Park.





## Proximity of the subject site to a range of locations and amenities:

Newry	11 miles
Dundalk	22 miles
Belfast	47 miles
Belfast International Airport	55 miles
George Best Belfast City Airport	50 miles
Dublin	76 miles
Dublin Airport	69 miles
Newcastle	20 miles
Murlough Beach	22 miles
Cranfield Beach	8 miles





## APPROVED OVERALL SITE LAYOUT





## APPROVED RESIDENTIAL SITE LAYOUT



## CGI'S OF PROPOSED DEVELOPMENT





PLANNING

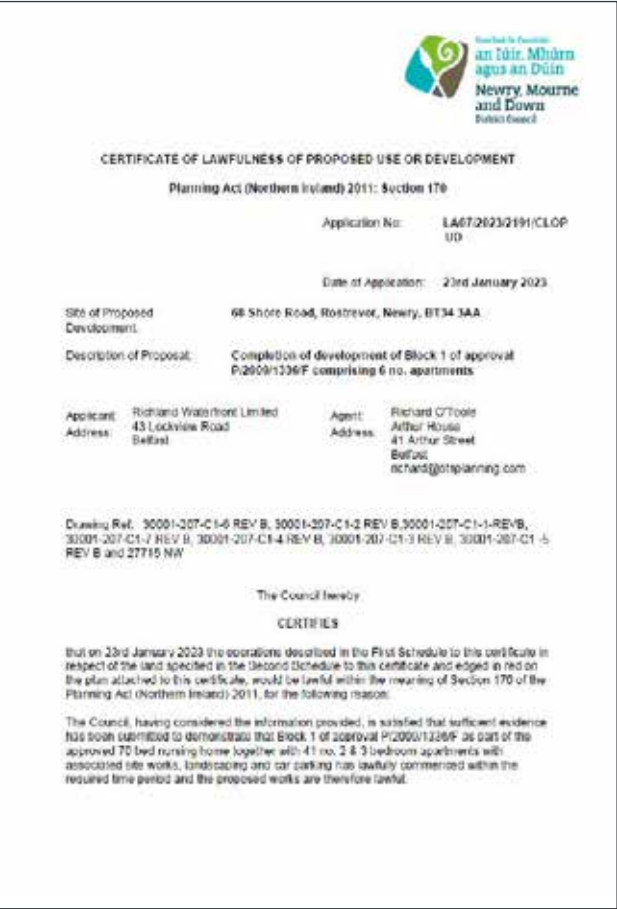
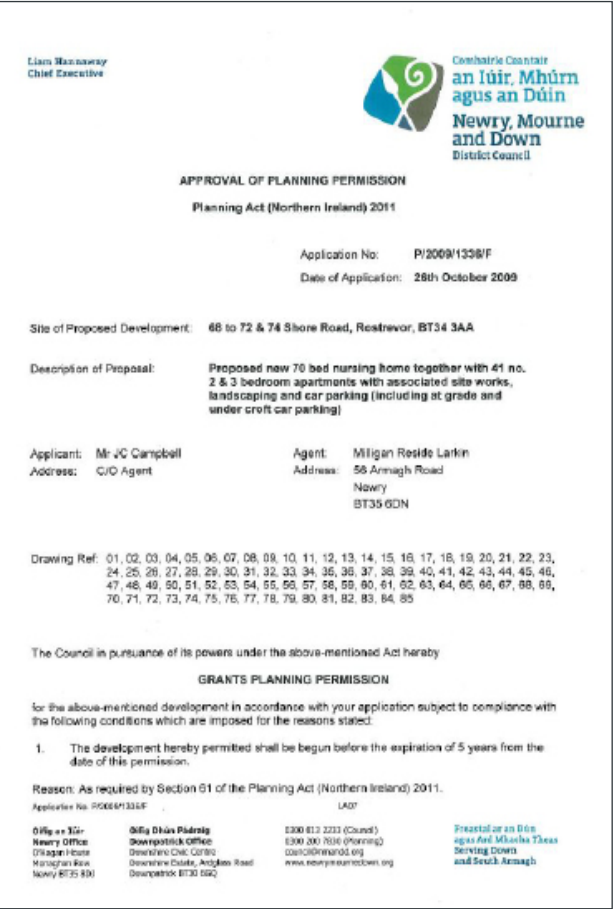
Full Planning Permission was granted for a residential development and 70 bedroom nursing home on the 20th December 2017.

- Application no. P/2009/1336/F - For a Residential development, ancillary works and a 70 bedroom nursing home together with 41 no. 2 & 3 bedroom apartments with associated site works, landscaping and car parking

(including at grade and undercroft car parking)

The Certificate of Lawfulness of proposed use or development was granted on the 21st June 2023.

- Completion of development of Block 1 of approval P/2009/1336/F comprising 6 no. apartments.



TENURE

The site will be sold with the benefit of Freehold title.

SOLICITOR

DAVID HOLLEY

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DATA ROOM

All relevant planning, architectural, consultant reports and documentation relating to the lands for sale can be viewed in a Data Room.

The Data Room can be shared following registration of interest with Simon Brien or Best Property Services.

TERMS OF SALE

Land offered for sale by Private Treaty

CRITERIA REQUIRED FROM INTERESTED PARTIES

- Name of purchaser.
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level.
- Details of Solicitor who will represent the proposed purchaser.
- Signed unconditional contracts with 10% non-refundable deposit to be paid within 4 weeks of acceptance of offer.

PRICE

Offers Over  
£2,000,000  
(Two Million Pounds Sterling)

## FOR FURTHER INFORMATION

The logo for SimonBrien, featuring the name in white serif font on a red rectangular background.The logo for BEST PROPERTY SERVICES, featuring the word "BEST" in large white serif font and "PROPERTY SERVICES" in smaller white sans-serif font, both on a red rectangular background.

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