



For Sale

**Site, Adjacent to Ashtree Cottages, A25,
Newry, Co Down BT34 1LF** Circa. 0.3 Acres



DESCRIPTION

The site is located on A25 on the outskirts of Newry and measures c. 0.3 acres. The site fronts the A25 and has pleasant views over the local country both to the front and rear of site. The property is also located on the edge of the Newry Development limit. It may be suitable as future development land subject to planning. There is no planning permission on the site and is sold as seen.

LOCATION

The site is located at the Ashtree Cottages on the A25 and is less than 2 miles to Newry City Centre. Newry had a population of over 26,000 at the last census and benefits from excellent transport links to both Dublin and Belfast via train and by Road on the A1 and M1 respectively. The border between Northern Ireland and the Republic is also less than 5 miles from the City Centre.

Local attractions and amenities in the nearby area include Newry Cathedral, Carlingford Lough, Narrow Water Keep and Derrymore House which is owned and run by the national trust. The surrounding countryside is also full of walking and other outdoor activity options including the likes of Slieve Gullion and stone age monuments.

There are a number of good local schools such as St Malachy's Nursery and Primary School, Windsor Hill Primary School, Abbey Christian Brothers Grammar School and St Marys High School. The Southern Regional College also has a large campus based in Newry.



PRICE

Offers in Excess of £20,000.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

NOTICE

All areas and measurements are approximate. The photographs and plans are for guidance only and are not necessarily comprehensive.

FURTHER INFORMATION

View strictly by prior appointments with agents. For more information or to arrange a viewing please contact:



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