



# Full Serviced Site at Carrick Road Burren

Exceptional 1.6 Acre Site with Full Planning  
Permission for a 4 Bedroom Detached Residence  
Extending to 2,900 Sqft

**Bradley**  
[www.bradleyni.com](http://www.bradleyni.com)



## What's on Offer

Nestled in a prime elevated position with stunning, expansive views across Tamnaharry and Burren, this site with full planning permission (LA07/2022/0709/F) offers a rare opportunity to create your dream family home in a private countryside setting. The proposed dwelling has been thoughtfully designed to complement its natural surroundings, with a sleek, contemporary design and eco-friendly finishes, including a grass-covered roof and large expanses of glazing to embrace the breathtaking west-facing aspect.

Accessible via a shared laneway from Carrick Road, the site is just minutes from the charming village of Burren and a short drive (4 Miles) to the picturesque seaside town of Warrenpoint. Enjoy the perfect blend of tranquil rural living and proximity to essential community amenities, schools, and excellent transport links.

This is an exceptional opportunity for those seeking to design and build a bespoke family home in an idyllic setting, with the best of nature and convenience right at your doorstep.

# Carrick Road

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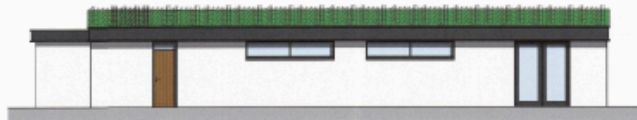








Front Elevation



Rear Elevation

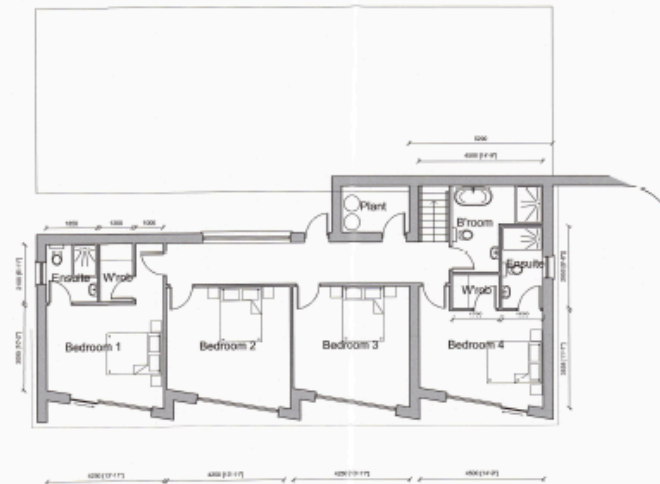


Side Elevation

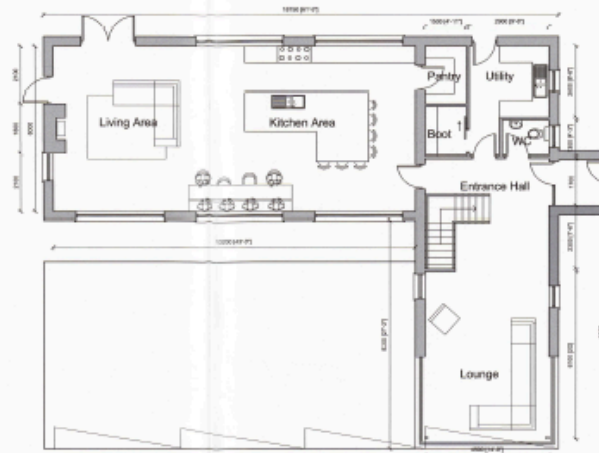


Side Elevation

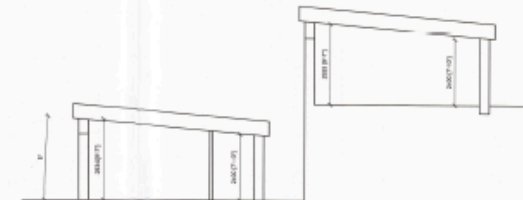
SCHEDULE OF FINISHES	
WALLS:	SMOOTH PAINTED RENDER AND TIMBER
AS SHOWN	
PITCHED ROOF:	GRASS MONO PITCH ROOF
FLAT ROOF:	TIMBER & TROCAL / ZINC
DOORS:	UPVC / ALUMINIUM DOUBLE GLAZED
WINDOWS:	UPVC DOUBLE GLAZED
RAINWATER GOODS:	UPVC GUTTERS & DOWNPIPES



Lower Floor 120msq  
Gross Internal



Upper Floor 146msq  
Gross Internal



Sketch Section

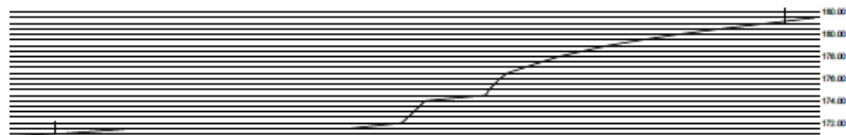
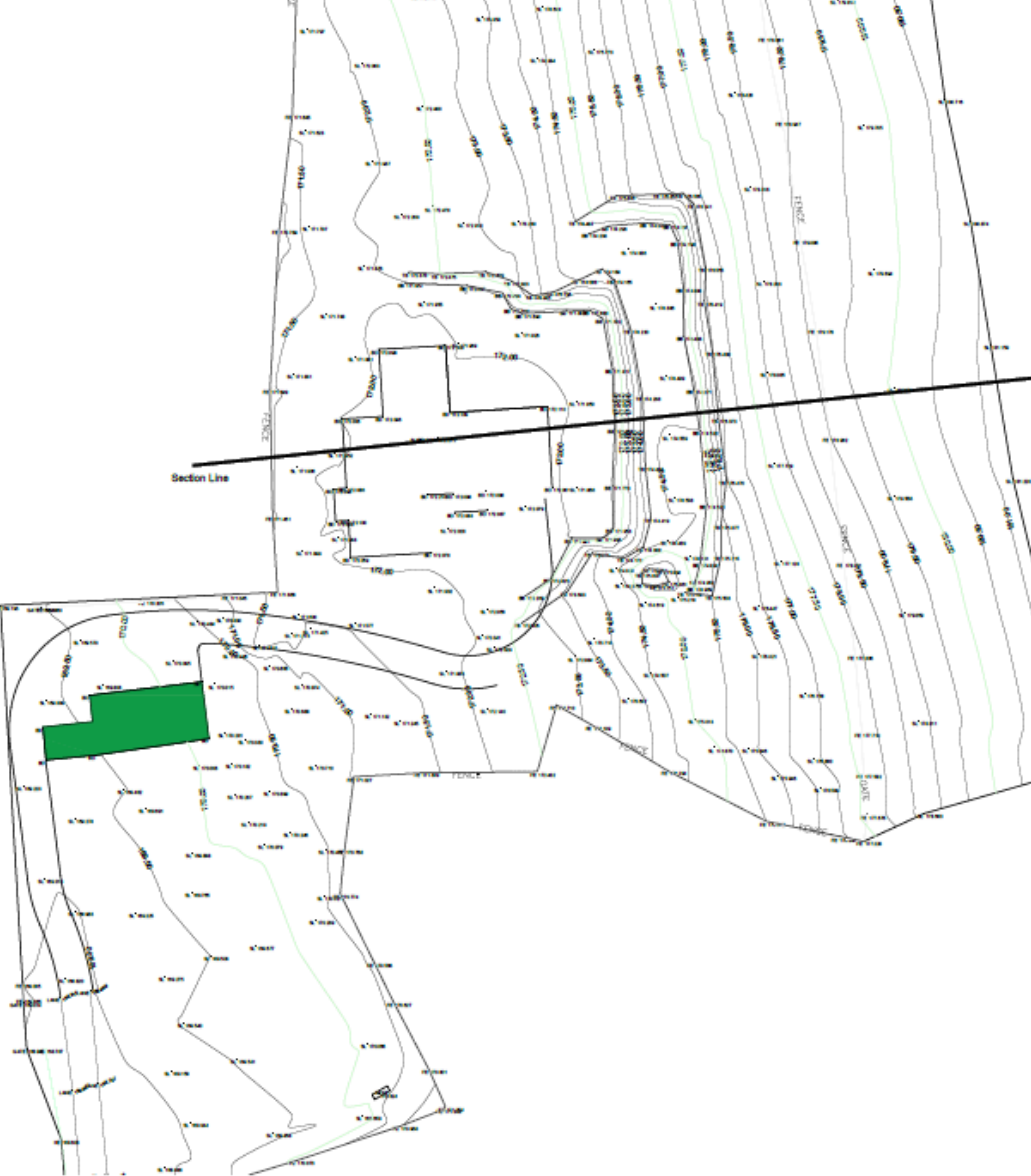
Complete Contract on Site  
 Plans, Specs and Drawings  
 25 APR 2022

**GRAY DESIGN**  
 ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT

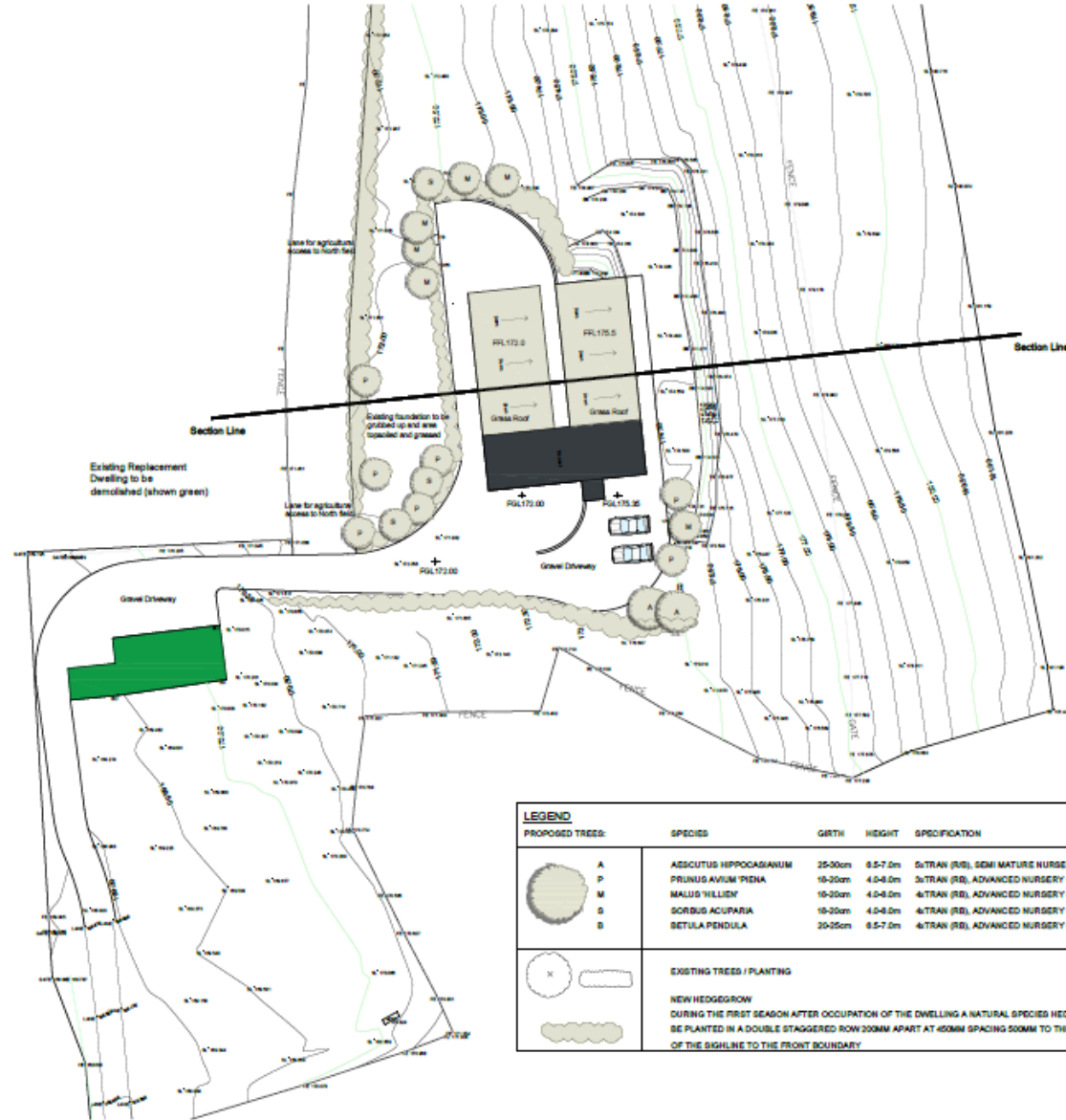
Newry: 028 3025 1805 Belfast: 028 9068 6732 Dublin: 00353 1906 0962  
[www.graydesignltd.co.uk](http://www.graydesignltd.co.uk)

Project: Replacement Dwelling at 22 Carrick Road	Drawn By: CTD
Client: Sketch Plans & Elevations	Check By: CTD
Project No: 005421	Date: MARCH 22
Drawing No: 102	Scale: 1:100
Revision: A	Sheet Size: A3
	Status: Sketch





Existing Site & Section



Proposed Site & Section

LEGEND				
PROPOSED TREES:				
	SPECIES	GIRTH	HEIGHT	SPECIFICATION
A	ADONIS VITICOLA	25-30cm	8.5-7.0m	5-TRUNK (R), SEMI MATURE NURSERY STOCK
P	PRUNUS AULUM 'PINA'	10-20cm	4.0-4.0m	3-TRUNK (R), ADVANCED NURSERY STOCK
M	MALUS 'HILLIER'	10-20cm	4.0-4.0m	4-TRUNK (R), ADVANCED NURSERY STOCK
S	SORBUS ACUPARIA	10-20cm	4.0-4.0m	4-TRUNK (R), ADVANCED NURSERY STOCK
B	BETULA PENDULA	20-25cm	8.5-7.0m	4-TRUNK (R), ADVANCED NURSERY STOCK
EXISTING TREES / PLANTING				
NEW HEDGE/ROW				
DURING THE FIRST SEASON AFTER OCCUPATION OF THE DWELLING A NATURAL SPECIES HEDGE SHALL BE PLANTED IN A DOUBLE STAGGERED ROW 200MM APART AT 450MM SPACING 500MM TO THE REAR OF THE SIGHLINE TO THE FRONT BOUNDARY				





Location Map


<div> <div>GD</div> <div>GRAY DESIGN</div> </div> <div>ARCHITECTURE   INTERIOR DESIGN   PROJECT MANAGEMENT</div>			
<div> <div>Newry: 028 3025 1885</div> <div>Belfast: 028 9068 6732</div> <div>Dublin: 00353 1966 0962</div> </div> <div>www.graydesignltd.co.uk</div>			
Project: Replacement Dwelling at 22 Carrick Road		Drawn By:	CTD
Drawing: Location Map		Check By:	CTD
		Date:	April 22
		Scale:	1:1250
Project No: 003421	Drawing No: 106	Revision:	Sheet Size: A3
			Status: Sketch





*Area: 1.5 Acres*





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## FURTHER INFORMATION

Inspection of the sites are strictly by private appointment. For further information please contact:



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