

G/25/019

PROSPECT LODGE

9 Bann Road Poyntzpass Newry BT35 6QZ

Unique opportunity to acquire an attractive family home with the benefit of approximately 35 acres & a working farmyard



Attractive Residential Farm largely in one block with a sleek 5 bed Detached Residence within 1 mile of Poyntzpass Village.

Guide Price: Offers around £1,200,000

Closing Date For Offers: Thursday 8th May 2025

❑ RESIDENCE – PROSPECT LODGE 9 BANN ROAD



Prospect Lodge is a beautiful home located on the edge of the Village of Poyntzpass on a private site with a wonderful outlook over the countryside. The detached farmhouse dates back to the 1800's and offers a wealth of original features, character and charm. The Farmhouse has been fully modernised in recent years and has proportioned and well-balanced accommodation, extending to about 2,300 sq ft. on approximately 35 acres with the benefit of a working farmyard and a building site with full planning consent granted in May 2024. A second planning consent has been submitted for a replacement dwelling located Northeast of 7 Bann Road.

Internally the property comprises an entrance hall leading through to the kitchen/dining area which hosts a range of upper and lower level units and integrated appliances. There is a useful laundry room adjacent and is plumbed for a washing machine and tumble drier with a separate w.c. adjacent. Located to the side and rear of the property you will find the living room which has a wood burning stove and is accessible from the hall way. A glazed six panel door leads you to the inner hall where you will find two large reception rooms with views over the surrounding countryside.

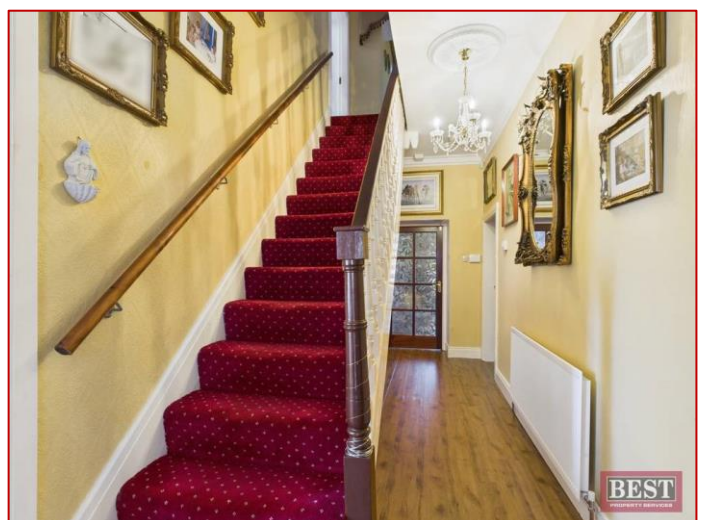
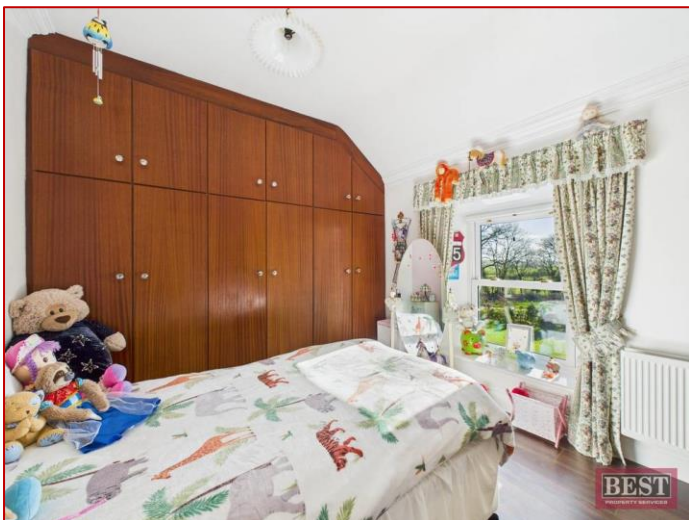
Moving upstairs you will find five generous sized bedrooms and the family shower room which consists of a three piece suite and walk in hotpress.

The house occupies a peaceful, countryside position yet is well situated for the national motorway network. Accessed via a pillared entrance with a concrete laneway which leads to a parking area at the front and rear of the property.

LOCATION

Prospect Lodge is positioned close a short distance to the A1/N1 with good access for commuting to Dublin/Belfast with the benefit of being within walking distance of Poyntzpass Railway Station with trains running daily between Poyntzpass and Belfast and all local amenities.







❑ KEY FEATURES

- UNIQUE FARM EXTENDING TO APPROXIMATELY 35 ACRES
- Ground floor accommodation: Entrance Hall, Lounge, Living Room, Sitting Room, Kitchen/Dining Area, Utility Area, Separate W.C.
- First Floor Accommodation: Landing, 5 Bedrooms, Family Shower Room, Walk in Hotpress.
- Oil Fired Central Heating. Double Glazing.
- Solar Panels. Outside tap.
- Mature gardens to the front, side and rear laid in lawns with outhouses.

❑ ENERGY PERFORMANCE CERTIFICATE 9 BANN ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	45 E
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

FLOOR PLAN

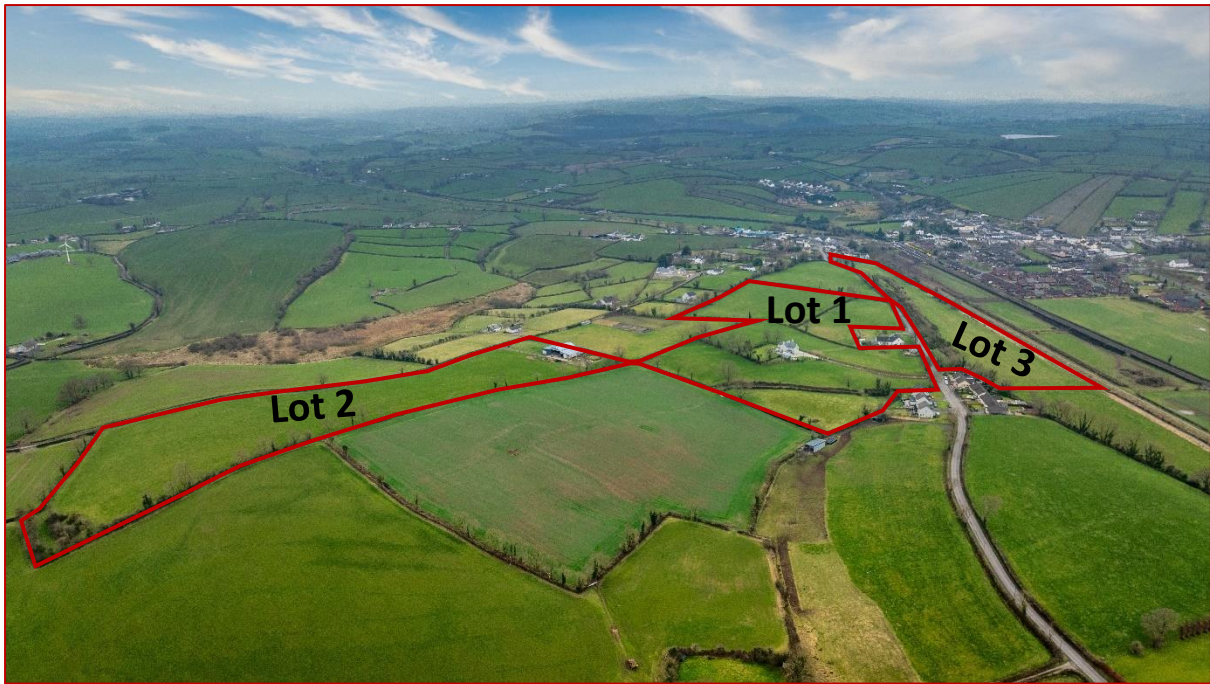


Floor 1



Floor 2

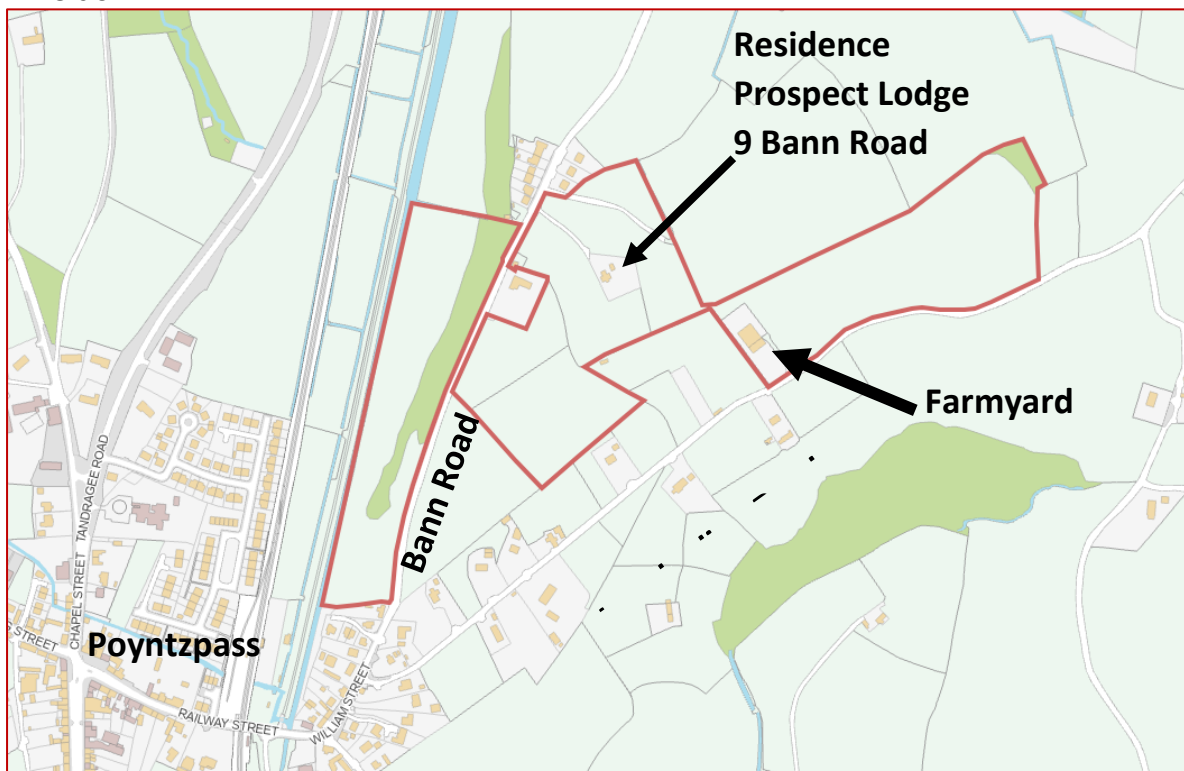
Approximate total
area 2329ft²



❑ LOCATION

Residence- From Poyntzpass head East on Railway Street for approximately 0.2 miles keep left onto the Bann Road and the subject property is located on your right hand side approximately 0.4 miles away.

Farmyard - From Poyntzpass head East on Railway Street for approximately 0.2 miles continue onto the Bann Road and take your first right onto Loughadian, proceed for approximately 0.4 miles and the farmyard is located on your left-hand side.



❑ PLANNING

Full planning consent was granted in May 2024 (Planning ref: LA08/2023/3155/F) with a five expiry for the proposed erection of a detached dwelling & garage on the Loughadian Road Poyntzpass.

A planning consent has been submitted to ABC council in July 2024 for a replacement dwelling immediately Northeast of 7 Bann Road Poyntzpass and this consent is still awaiting approval. (Planning ref: LA08/2024/0893/F)

Intending purchasers are advised to seek independent planning advice, if necessary, before placing an offer with the agent.

❑ VACANT POSSESSION

Vacant possession on completion of the sale.

❑ SINGLE FARM PAYMENTS

Single farm payment entitlements may be negotiable at an additional figure to the sale price. The current SFP entitlements extend to an approximate face value of £3500.

❑ VENDOR'S SOLICITOR

Arthur J Downey & Co, 5 Church Street Banbridge BT32 4AA
law@ajdowney-solicitors.co.uk

❑ ELECTRICITY & WATER

The residence and farmyard share an electric & water supply and if sold separately the new buyer of the farmyard would be responsible for establishing their own electricity & water supply at their own cost.

❑ FARMYARD

The farmyard offers a range of farm buildings to suit a range of enterprises.

The farmyard comprises of:

- 4 Link Slatted Shed
- 4 Link Roofed Silo
- Lean Too with horse loose boxes
- Sand Horse Arena
- Cattle crush & collecting yard



❑ 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.

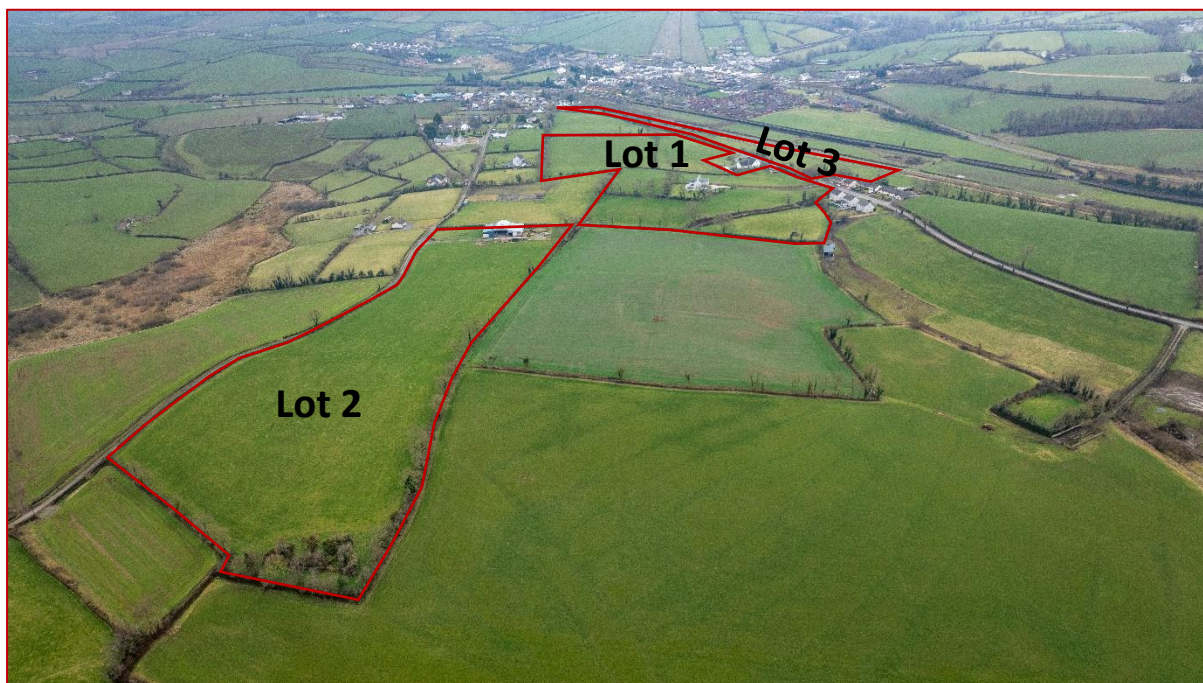
❑ LOTS

In the event that interested parties prefer to acquire part of the property not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached Dard map

❑ VIEWING

House and yard
Lands

By appointment only with selling agent
By inspection at any time



❑ GUIDE PRICE

Suggested Lots

Lot 1- Residence 9 Bann Road & approximately 13.29 acres (Dard Field No's 4,5,6,7 & 8)
Offers around £650,000

Lot 2- Building site, farmyard & approximately 11.25 acres (Dard Field No's 9B & 9C)
Offers around £375,000

Lot 3- Approximately 10.66 acres (Dard Field No. 1)
Offers around £175,000

Entire Offers around £1,200,000

❑ CLOSING DATE FOR OFFERS

Thursday 8th May 2025

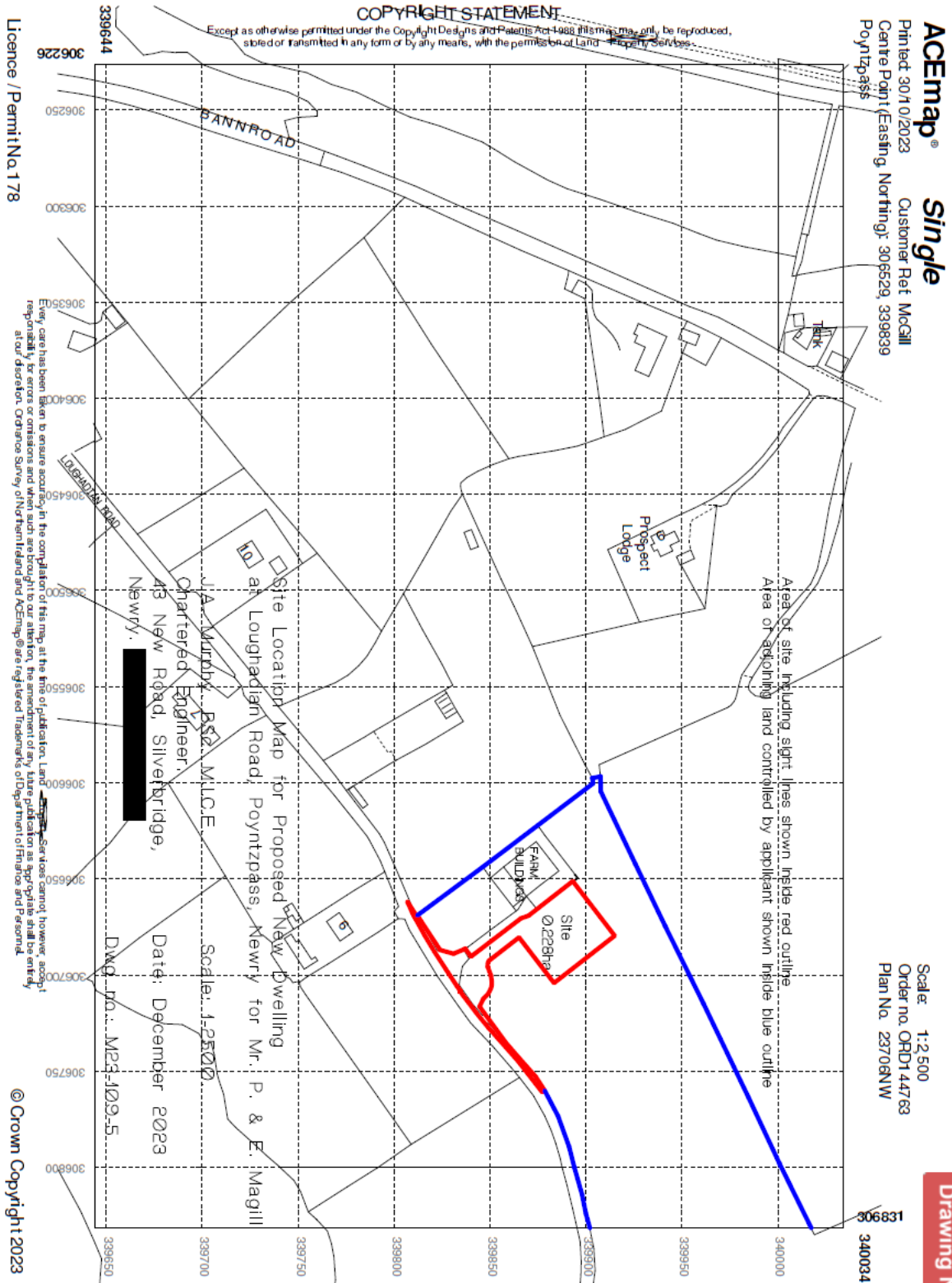
❑ DARD MAP



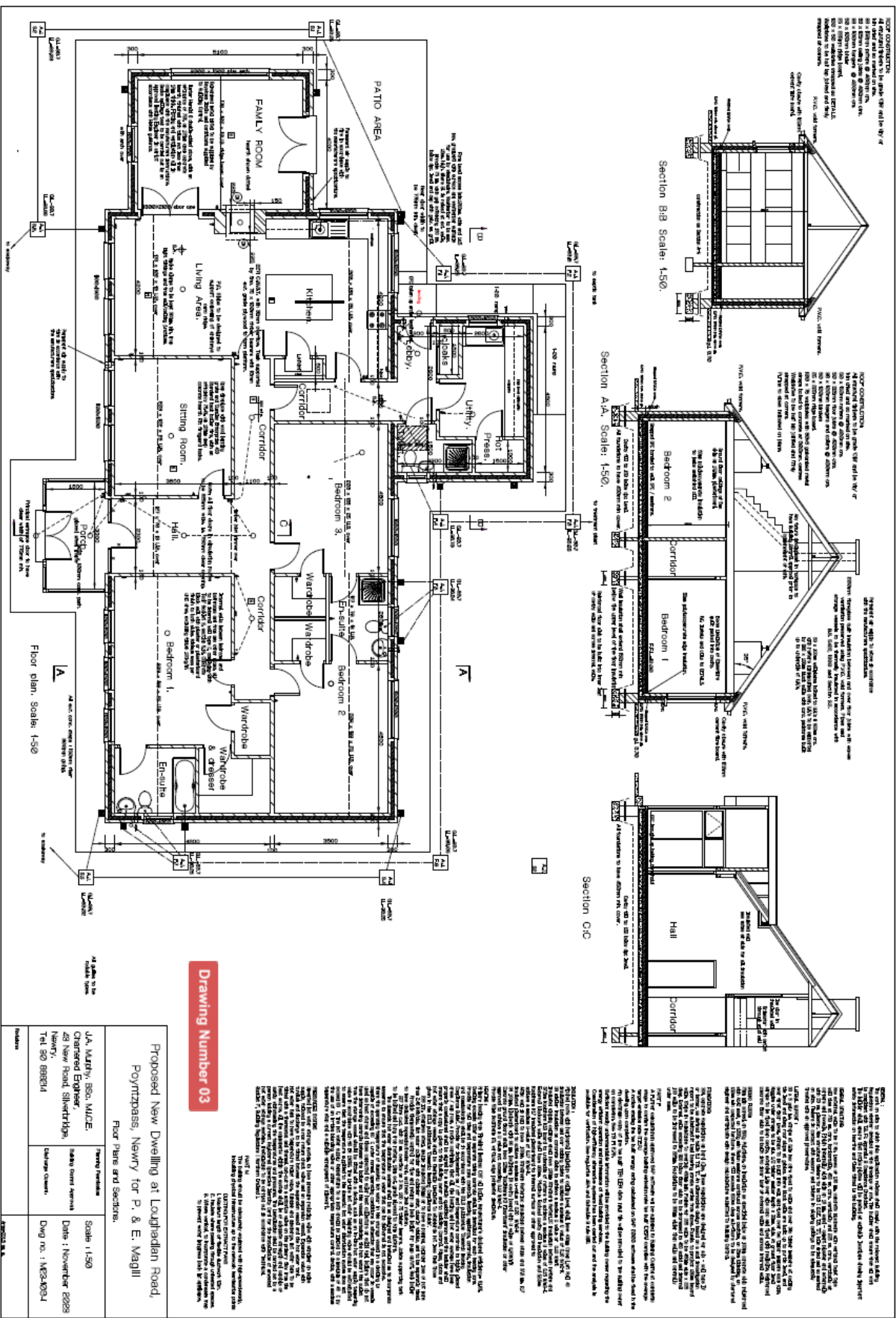
Date: 23/01/2020

A		B		C		D		E		F		G		
Field Number		Total Field Area (Ha)		Land Type		Field Classification		Ineligible Features Breakdown (Ha)		Maximum Eligible Area (Ha)		Type of Change Applied		Field
3/059/113/1		4.316		LL		PG		Ineligible Vegetation		0.395		3.92 Boundary Change 1.84 Boundary Change unchanged		Ort Ort Ort
3/059/113/4		1.637		LL		PG						0.93 Boundary Change		Ort
3/059/113/5		0.931		LL		PG						1.23 Boundary Change		Ort
3/059/113/6		1.230		LL		PG						1.14 Boundary Change		Ort
3/059/113/7		1.140		LL		PG						0.45 Boundary Change		Ort
3/059/113/8		0.453		LL		PG						0.12 Boundary Change		Ort
3/059/113/9/B		0.122		LL		PG						4.4 Unchanged		Ver
3/059/113/9/C		4.434		LL		PG		Ineligible Vegetation		0.029				
Total Area (Ha)		16.10										15.68		

□ SITE MAP LOUGHADIAN ROAD







Drawing Number 03

Proposed New Dwelling at Loughradan Road,
Poyntzpass, Newry for P. & E. Magill

Floor Plans and Sections		Scale: 1:50
J.A. MURPHY, BSC, MICE, Chartered Engineer, 48 New Road, Silverthrips, Newry, Tel: 20 888214	Building Owner: Building Client: Date: November 2025 Draw no.: WKS20034	

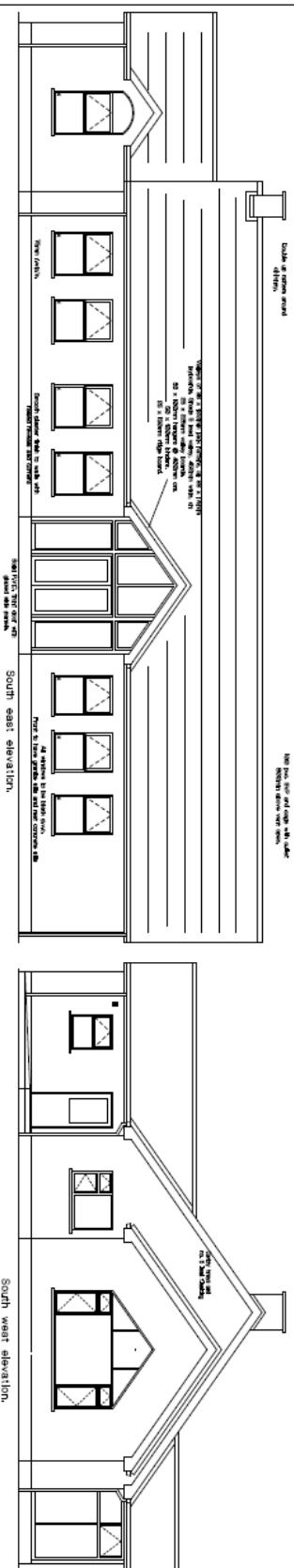
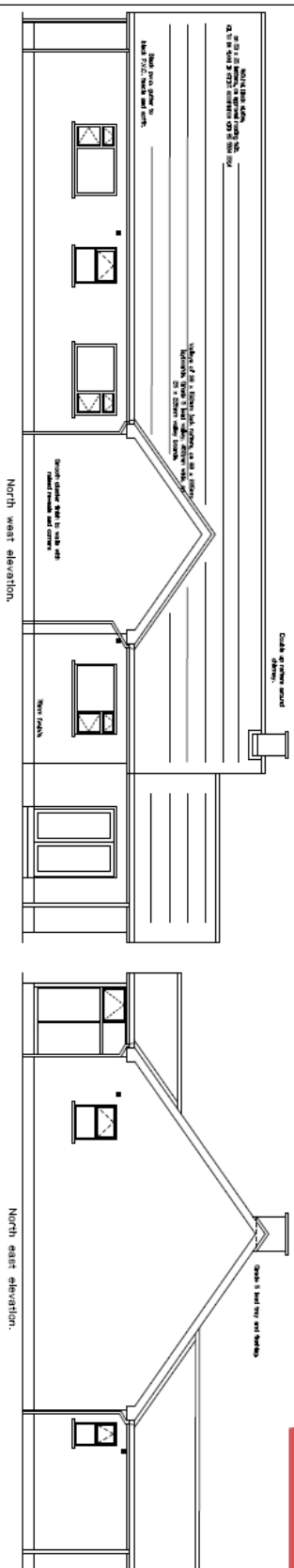
NOTES:
1. The proposed dwelling is to be built on the site of the existing dwelling.
2. The proposed dwelling is to be built on the site of the existing dwelling.
3. The proposed dwelling is to be built on the site of the existing dwelling.
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10. The proposed dwelling is to be built on the site of the existing dwelling.

Section B-B Scale: 1:50

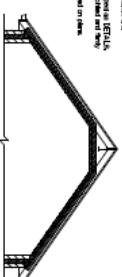
Section A-A Scale: 1:50

Section C-C

NOTES:
1. The proposed dwelling is to be built on the site of the existing dwelling.
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ROOF CONSTRUCTION
All structural elements to be gable (Gfr and low sky or
flat) and not on roofed on site.
80 x 100 mm edge @ 400 mm c/c
25 x 125 mm edge board.
80 x 100 mm joists (joists in UETAL)
Joists to be laid up (joist and only
edges of joists)
Joists to be also indicated on plans.



Section through roof over Family Room

Proposed New Dwelling at Loughradan Road
Poyritzpass, Newry for P. & E. Magill
Elevations

<p>A. Murray, BSc, MICE, Chartered Engineer, 28 New Road, Silverthips, Newry, Tel: 30 888614</p>	<p>Scale: 1:50 Date: November 2005 Dwg no.: MCB-120-2</p>
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[illegible][illegible]

32 x 33mm gully, min. archers @ 2m crs, max. to be fixed to walls and over 3 m. joints at ceiling the level and over 3 m. pattern along foot slope at gables. Negative under arches to be min. 2.5 joint - rather depth x 33mm min. wide.

FLOOR CONSTRUCTION

432nm power treated conc. floor, an epoxy polyurethane D.P.M. bonded to wall D.P.C.'s with 650mm m.h. lap, an 150mm m.h. hardcore bladed and compacted in layers not exceeding 250mm.

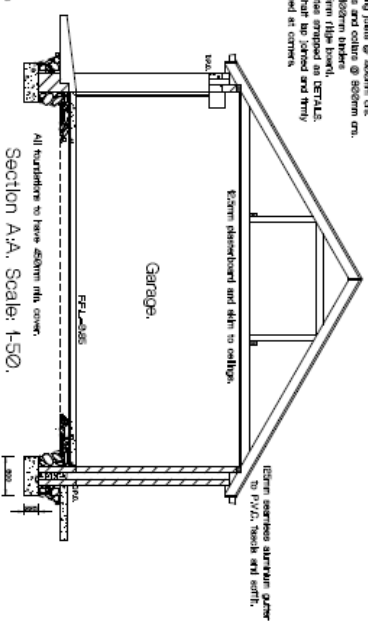
Where well heeled southeasters fly, it SO x 5mm galy. rns. andlers
@ 15mm qrs. rns. fixed down clearly and escaped 15mm mls. over
the com. and fixed with rawbottom.

Up & over frame door by opposite

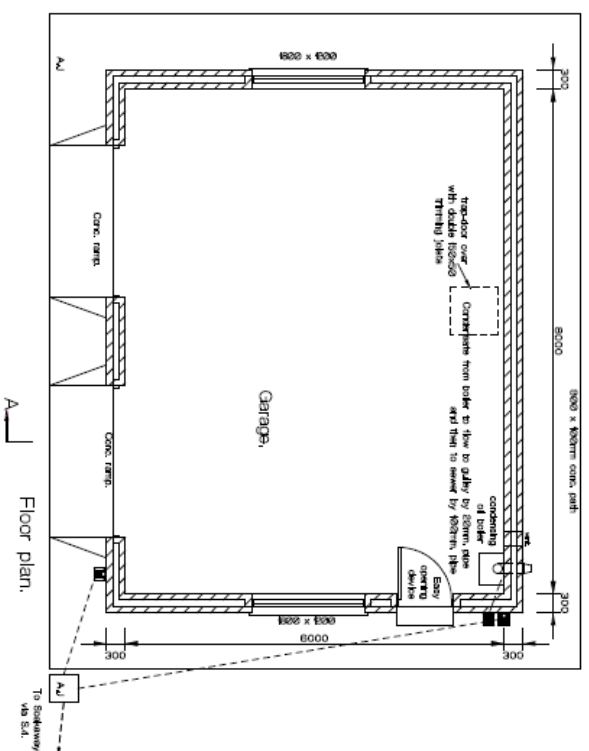
FOUNDATIONS:

BCN foundations, on hand also. Foundations for junks to project *fisherm beyond Steps* in foundations to overlap *400mm min*. All foundations to be taken down to a firm hard bearing strata.

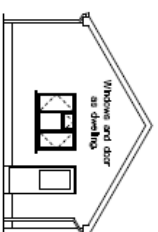
Section A:A. Scale: 1-50.



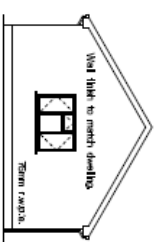
Oil fired boiler with 15m cast iron pipe to BS 41, 1973. Due to terracing at lower end in an inspection chamber with a closely fitting non-combustible cover, 225 x 225mm permanent vent to supply combustion air to boiler.



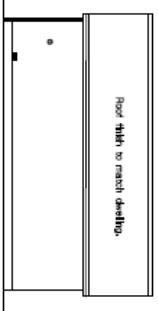
North East elevation.



South West elevation.



North West elevation.



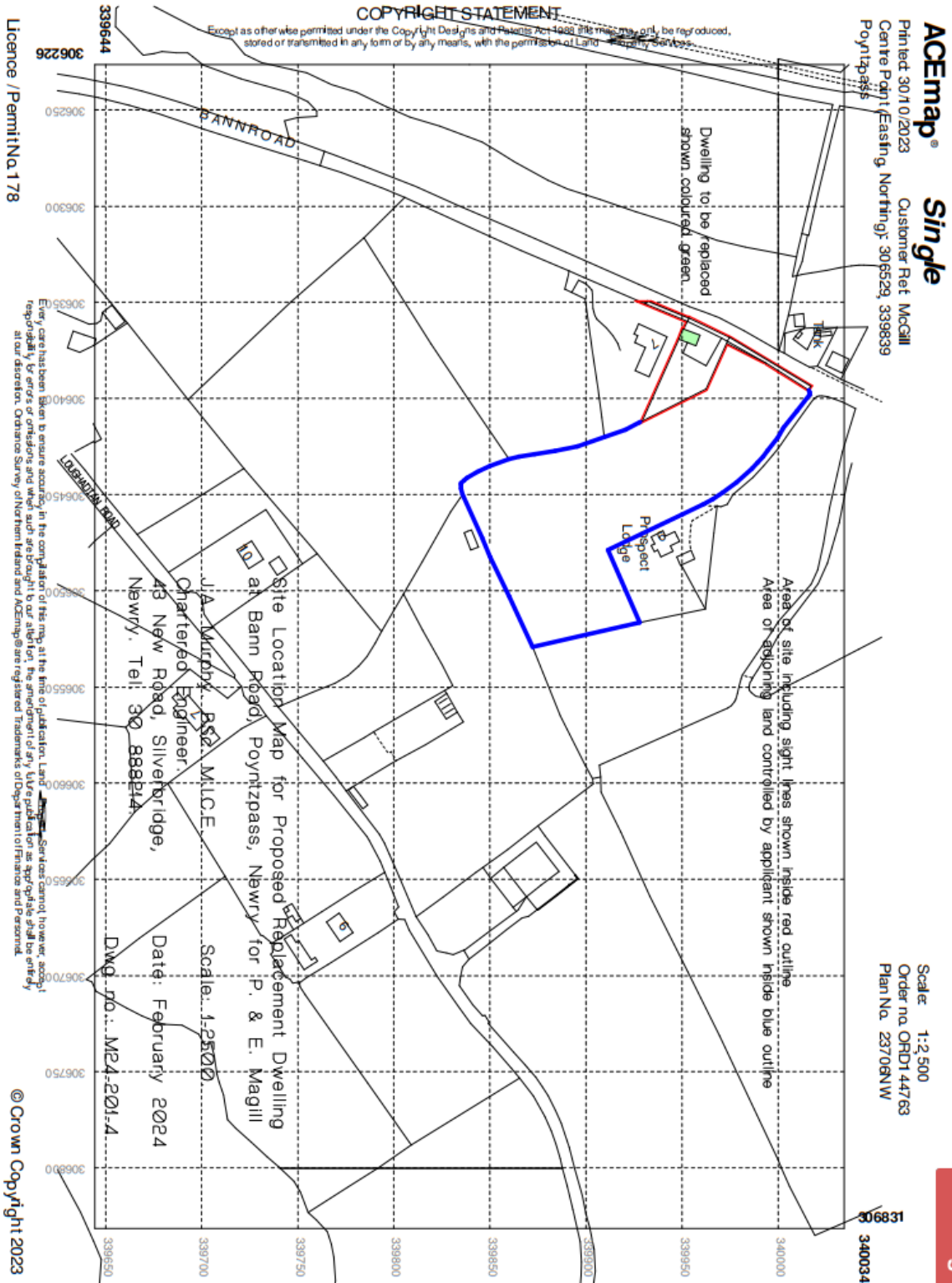
Proposed domestic garage at Loughadian Road,
Poyntzpass, Newry for Mr. P. & E. Magill

[illegible]

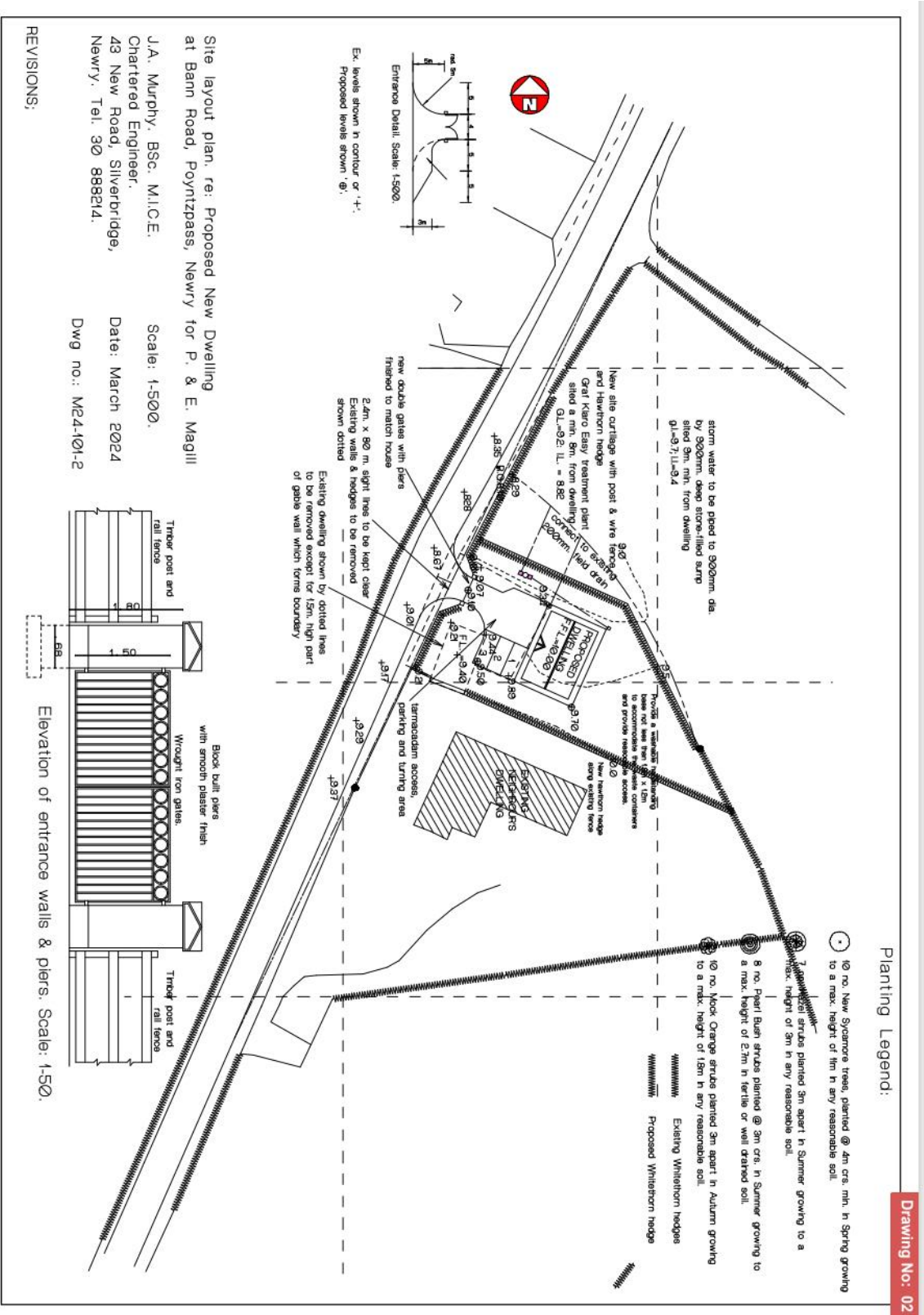
J.A. Murphy, BSc, M.I.C.E.,
Chartered Engineer,
43 New Road,
Silverbridge, Newry,
Tel. 30 888214.

Scale : 1-50 & 1-100.
Date : December 2023
Dwg no. : M23-109-4

❑ SITE MAP BANN ROAD (PLANNING CONSENT TO BE CONFIRMED)



DRAWINGS & ELEVATIONS BANN ROAD (PLANNING CONSENT TO BE CONFIRMED)





Grade 5 Read View and Think

South West elevation



©2009 Interphase Ltd. Reaction between a jacket with inner ventilation preserved using P.V.C. vest formers, fuses and storage vessels to be formally installed in accordance with G.S. 6402, 6403 and Section 85.



ETDm cannot force board cavity closure. Therefore built-in slackness is to be treated with an approved preservative.



A

Cont. class 1/2 tour/season, on hard clay. Foundations for jacks to project beyond stages in transition to overtop adobe mts. All tour/season to be taken down to a firm level bearing surface.

Date : March 2022
Dwg no. : M24-101-