

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.

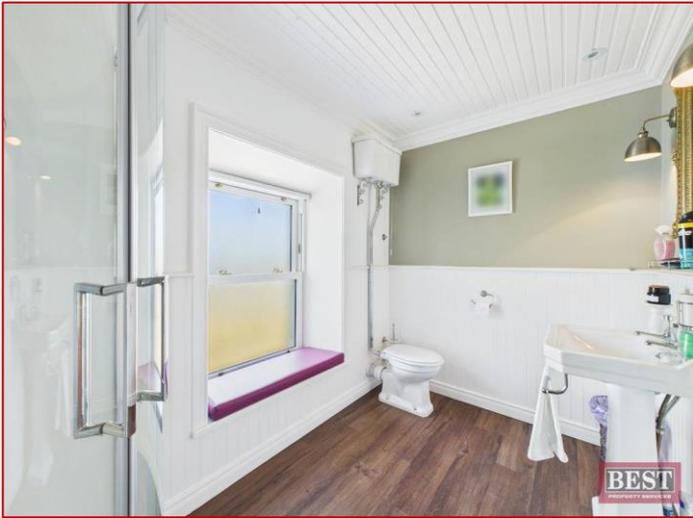
The house occupies a peaceful, countryside position yet is well situated for the national motorway network. Accessed via a pillared entrance with a concrete laneway which leads to a parking area at the front and rear of the property.

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.



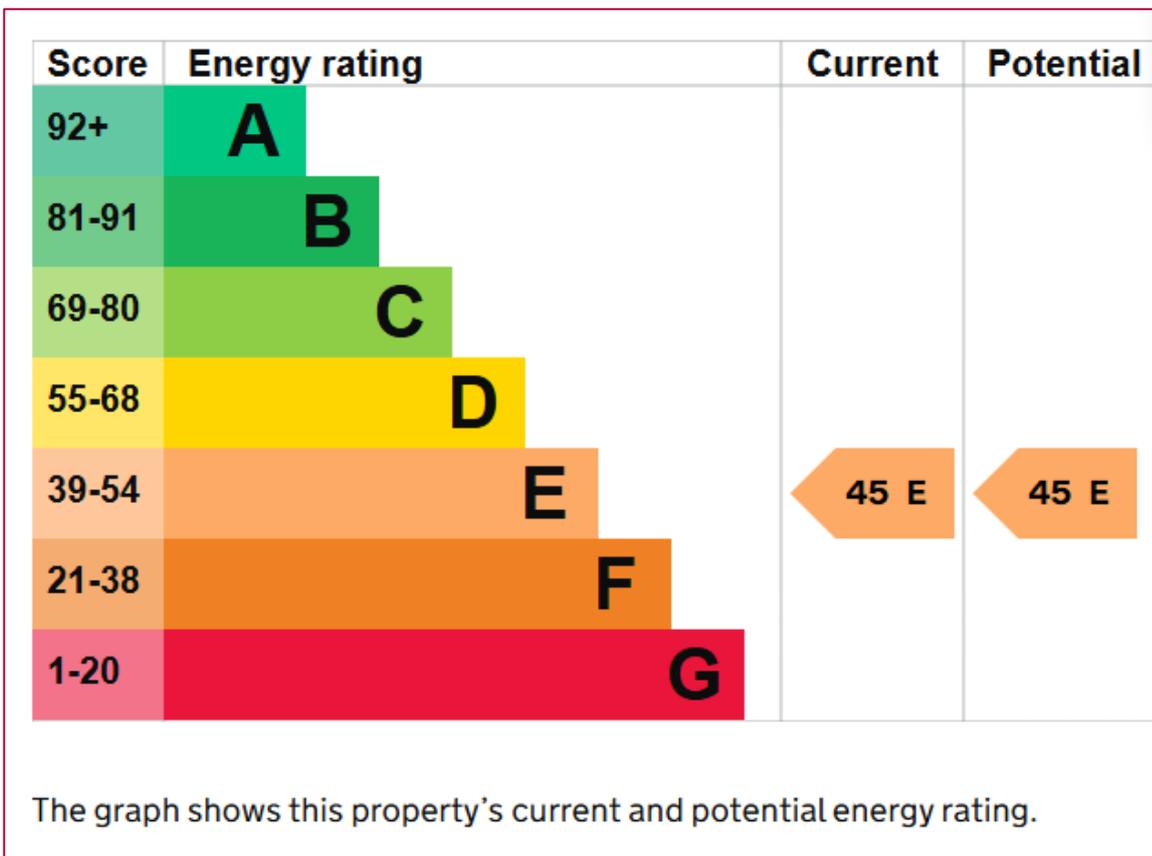




KEY FEATURES

- 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



FLOOR PLAN

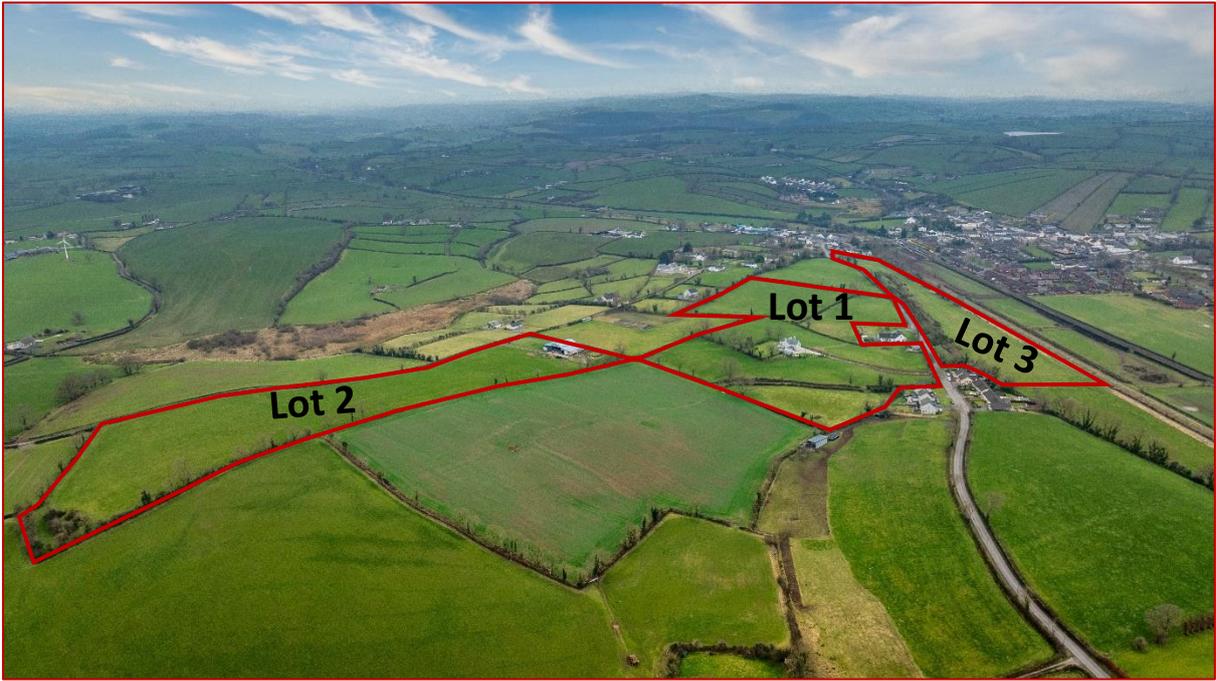


Floor 1



Approximate total area 2329ft²

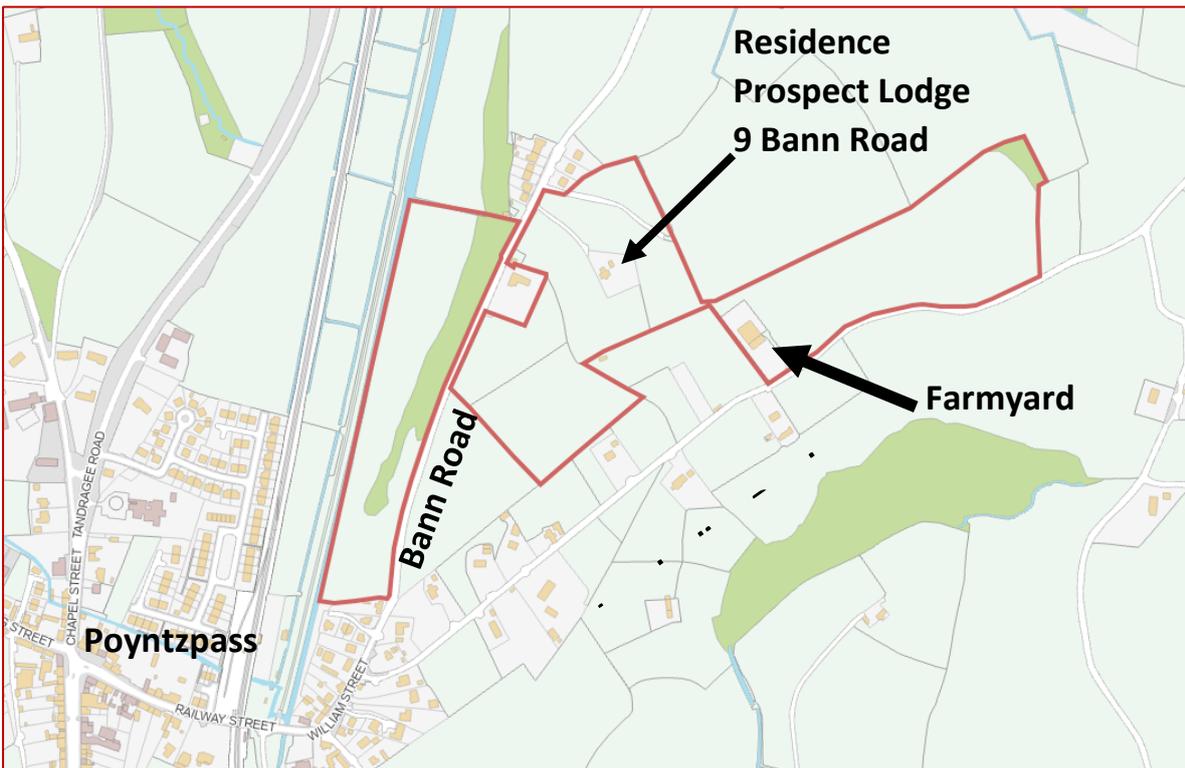
Floor 2



❑ 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.

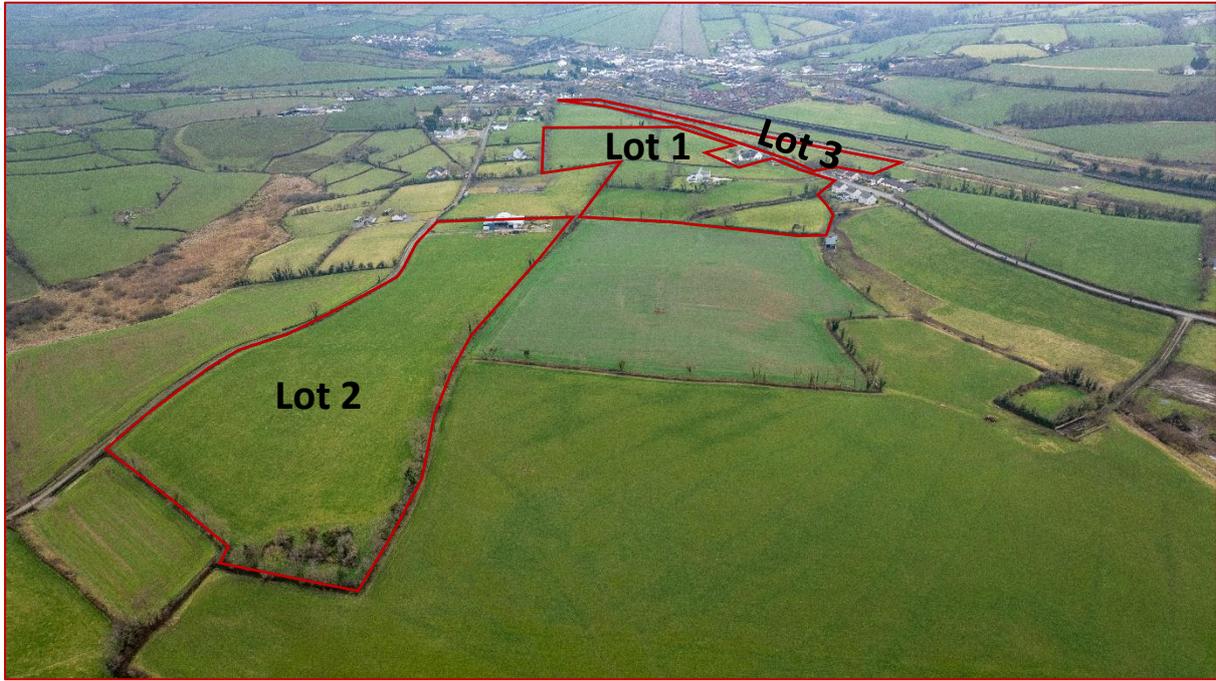
❑ LOTS

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

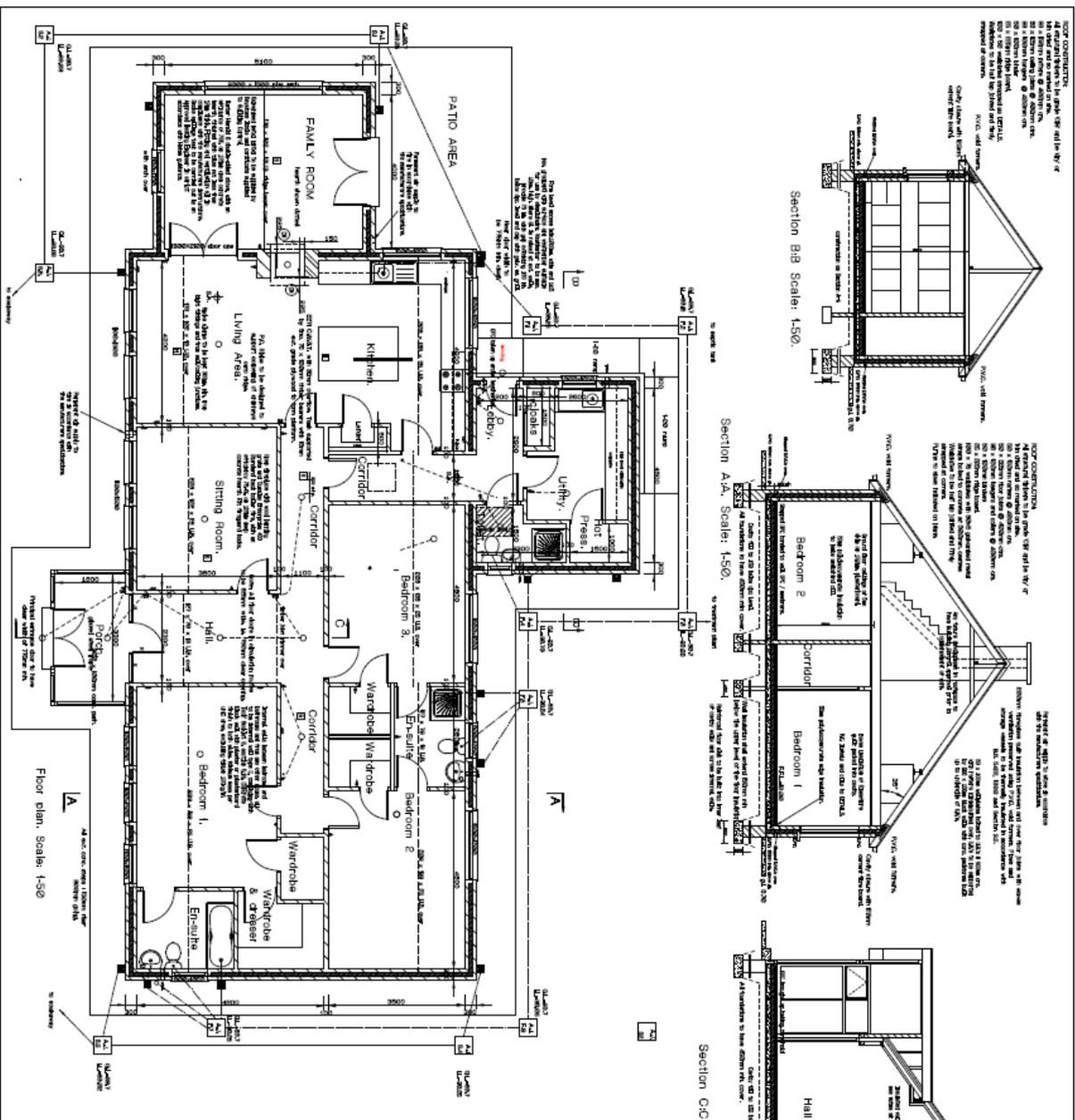
Thursday 8th May 2025

□ DARD MAP



Date : 23/01/2020

A	B	C	D	E	F	G	Field
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	Ort
3/059/113/4	1.637	LL	PG		1.84	Boundary Change unchanged	Ort
3/059/113/5	0.931	LL	PG		0.93	Boundary Change	Ort
3/059/113/6	1.230	LL	PG		1.23	Boundary Change	Ort
3/059/113/7	1.140	LL	PG		1.14	Boundary Change	Ort
3/059/113/8	0.453	LL	PG		0.45	Boundary Change	Ort
3/059/113/9/B	0.122	LL	PG		0.12	Boundary Change	Ort
3/059/113/9/C	4.434	LL	PG	Ineligible Vegetation 0.029	4.4	Unchanged	Ver
Total Area (Ha)	16.10				15.68		



GENERAL NOTES:
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 2. The design is based on the information provided by the client.
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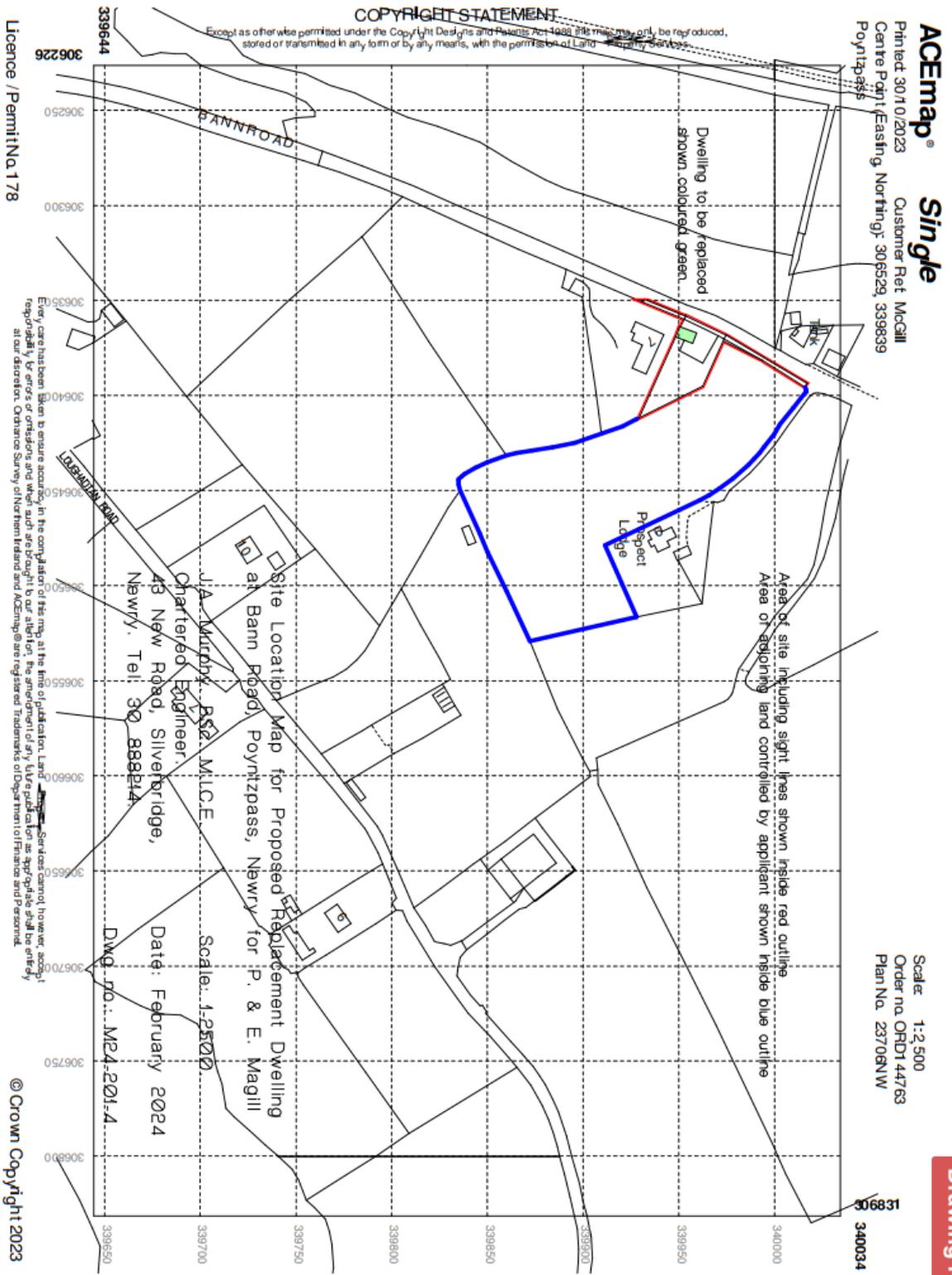
Drawing Number 03

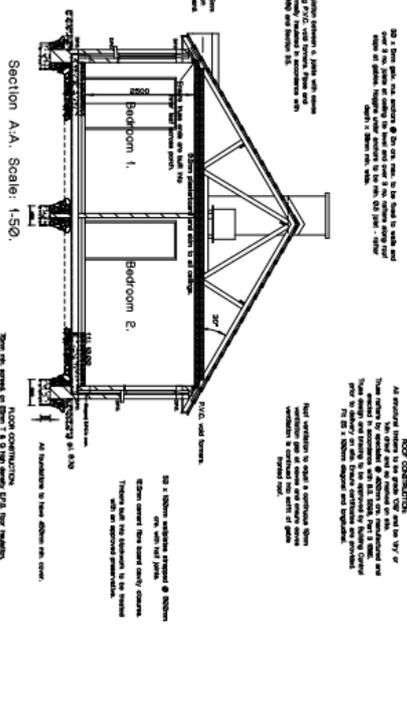
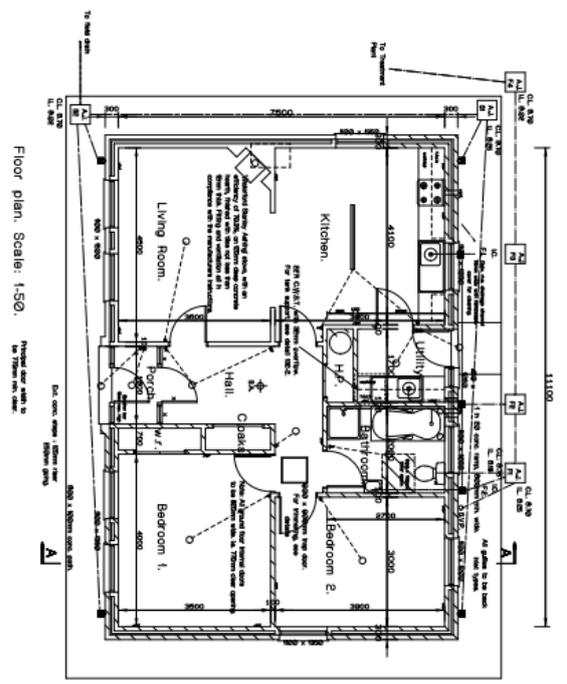
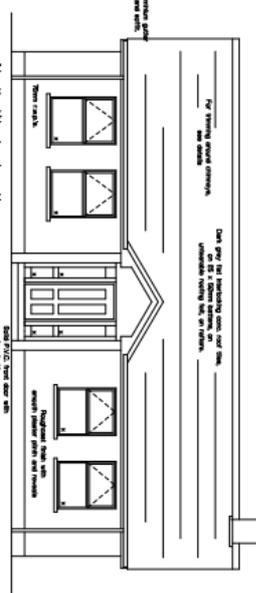
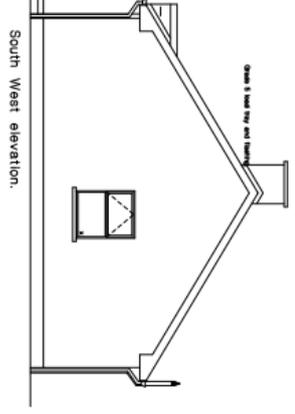
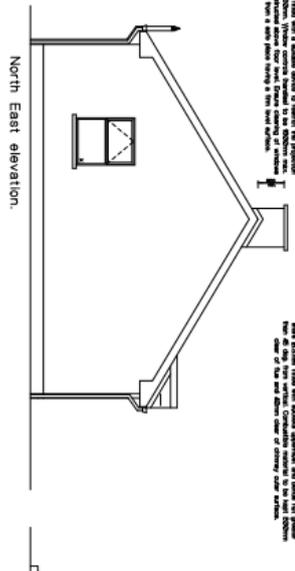
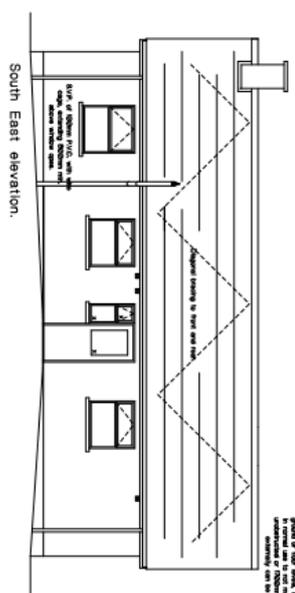
Proposed New Dwelling at Loughradan Road,
 Poyntzpass, Newry for P. & E. Magill

Client Name	J.A. MURPHY, SEN. WATZ, Chartered Engineer, 48 New Road, Silverdells, Newry, Tel: 80 888614
Scale	1:50
Date	November 2025
Dwg no.	WES-03/4
Author	ARCHITECT

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





ROOF CONSTRUCTION
 All pitched roof to be gable roof and on 10° pitch. The roof to be covered with 12.5mm thick OSB/3 and 12.5mm thick insulation. The roof to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation. The roof to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation.

FLOOR CONSTRUCTION
 The floor to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation. The floor to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation. The floor to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation.

WALL CONSTRUCTION
 The walls to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation. The walls to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation. The walls to be finished with 12.5mm thick OSB/3 and 12.5mm thick insulation.

PROPOSED REPLACEMENT DWELLING AT BARN ROAD, POYNTRPASS, NEWRY
 For P. & E. McGill

J.A. Murphy, BSc. MICE
 Chartered Engineer,
 48, New Road, Siverbridge,
 Newry, Tel. 30 88804.

Scale: 1:50
Date: March 2024
Dwg no.: M24/04

Drawings are for the proposed dwelling at Barn Road, Poyntzpass, Newry. The drawings are for the proposed dwelling at Barn Road, Poyntzpass, Newry. The drawings are for the proposed dwelling at Barn Road, Poyntzpass, Newry.

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Approved by:

Signature