



G/25/046

**FOR SALE
8 SHINN SCHOOL ROAD
NEWRY
CO. DOWN**

FORMER DWELLING IN A PRIVATE SETTING ON APPROX. 0.5 ACRES



**Outstanding opportunity to obtain a potential replacement dwelling site
in a scenic countryside location (subject to planning)**

Guide Price:- Offers around £92,500

Closing date for offers:- Tuesday 12th August 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

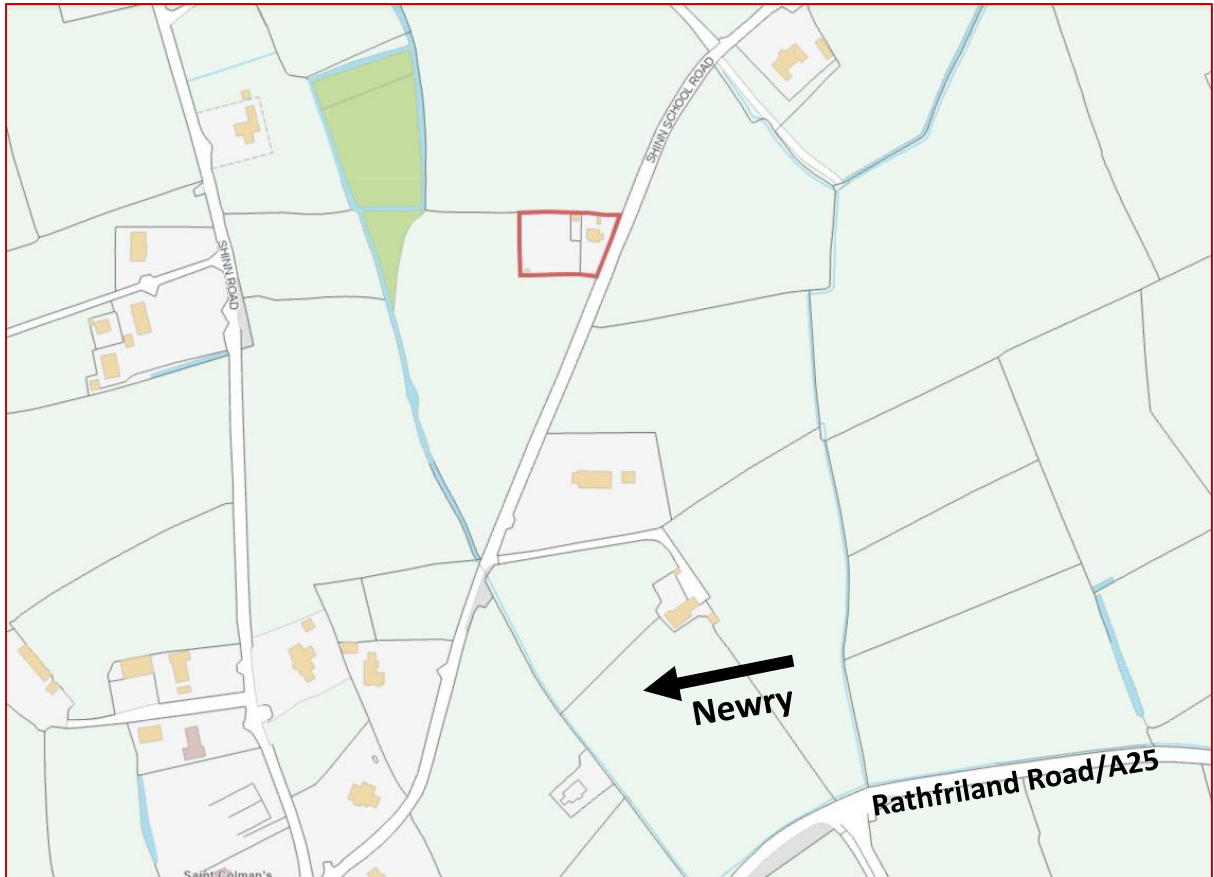
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

Also at:- Armagh and Dundalk

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Newry take the Rathfriland Road for 1.3 miles and at the roundabout take the first exit onto the Rathfriland Road/A25, proceed for approx. 3.6 miles before turning left onto the Shinn Road, proceed for approx. 0.3 miles and keep slightly to the right onto the Shinn School Road for approx. 0.3 miles and the land in sale will be located on the left.



❑ PLANNING

There are no current planning consents applicable, although the former dwelling would offer the potential for a replacement dwelling site subject to obtaining the necessary consents.

Intending purchasers are advised to have their own architect provide independent planning advice.

❑ AREA

The site area extends to approximately 0.5 Acres.

❑ VIEWING

By inspection on site at any time.

❑ VACANT POSSESSION

Vacant possession of the lands will be granted to the successful purchaser at completion of the sale.

❑ 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.

❑ VENDOR'S SOLICITOR

David Bell, Gordon Bell and son 9-11 Newry Street Rathfriland BT34 5PY
david@gordonbellandson.co.uk

❑ GUIDE PRICE

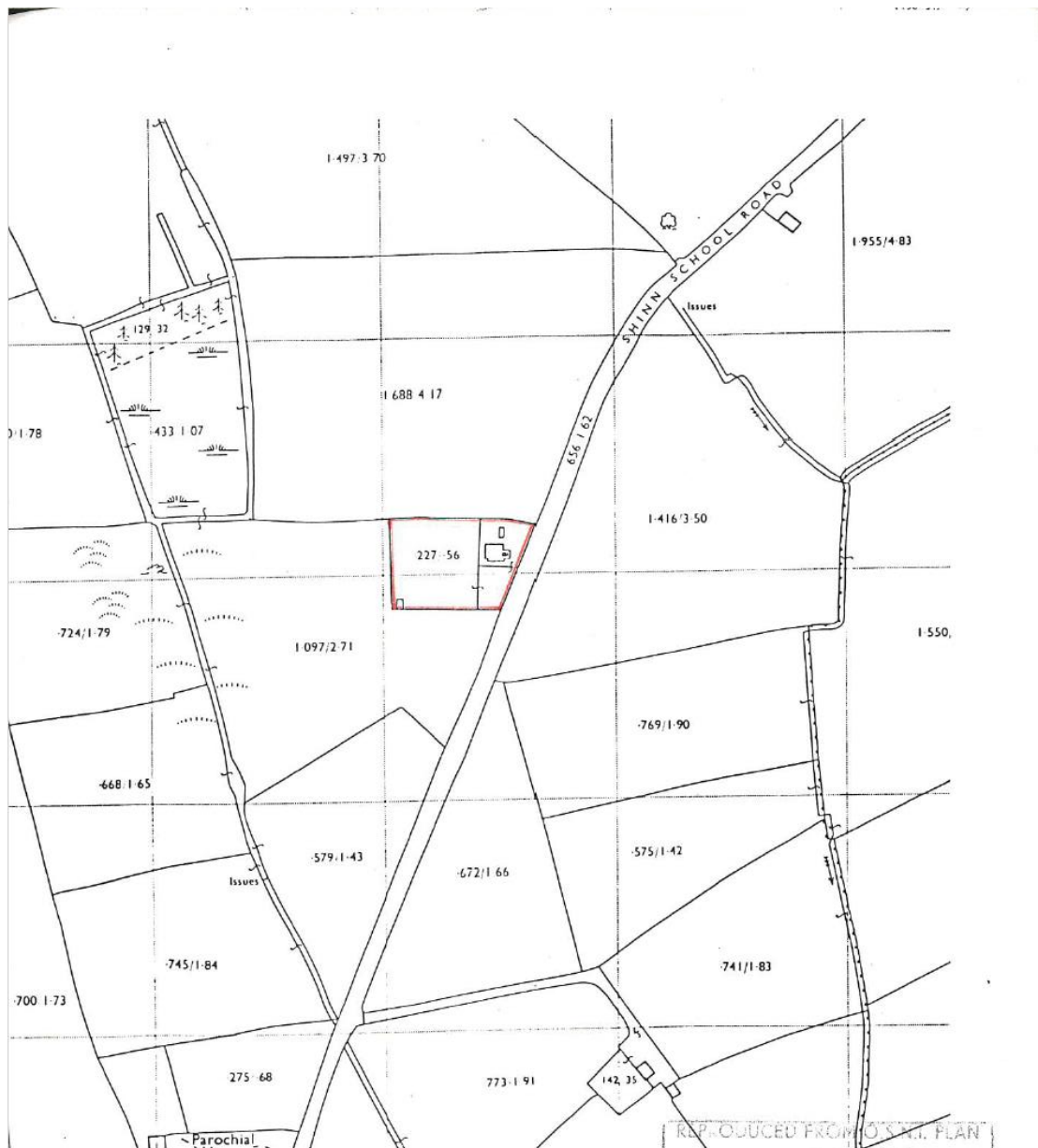
Offers around £92,500

❑ CLOSING DATE FOR OFFERS

Tuesday 12th August 2025



□ LOCATION MAP



8, Shinn School Road, Newry.
a photocopy. Measurements must not be taken from it.

REPRODUCED FROM O.S. PLAN
REFERENCE 253/5
SCALE 1/2500 YEAR 87
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STATIONERY OFFICE, CROWN
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Clive Henning, Dipl. Arch. (Oxford) ARIBA. Architect, 17, Bridge Street, Portadown. FOR Northern Ireland Housing Executive.	O.S. Ref. : 253/5 Approx. Scale: 1/2500 Ref. No. : CRA/T/6055
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