



G/24/074

**FOR SALE  
CARRICKBROAD ROAD  
FORKHILL  
NEWRY**

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION ON APPROX. 3.1  
ACRES.**



**Seldom do sites with additional land become available in the picturesque  
location providing an excellent development opportunity.**

**Guide Price:- Offers around £150,000**

**Closing Date For Offers:- Tuesday 29<sup>th</sup> October 2024**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

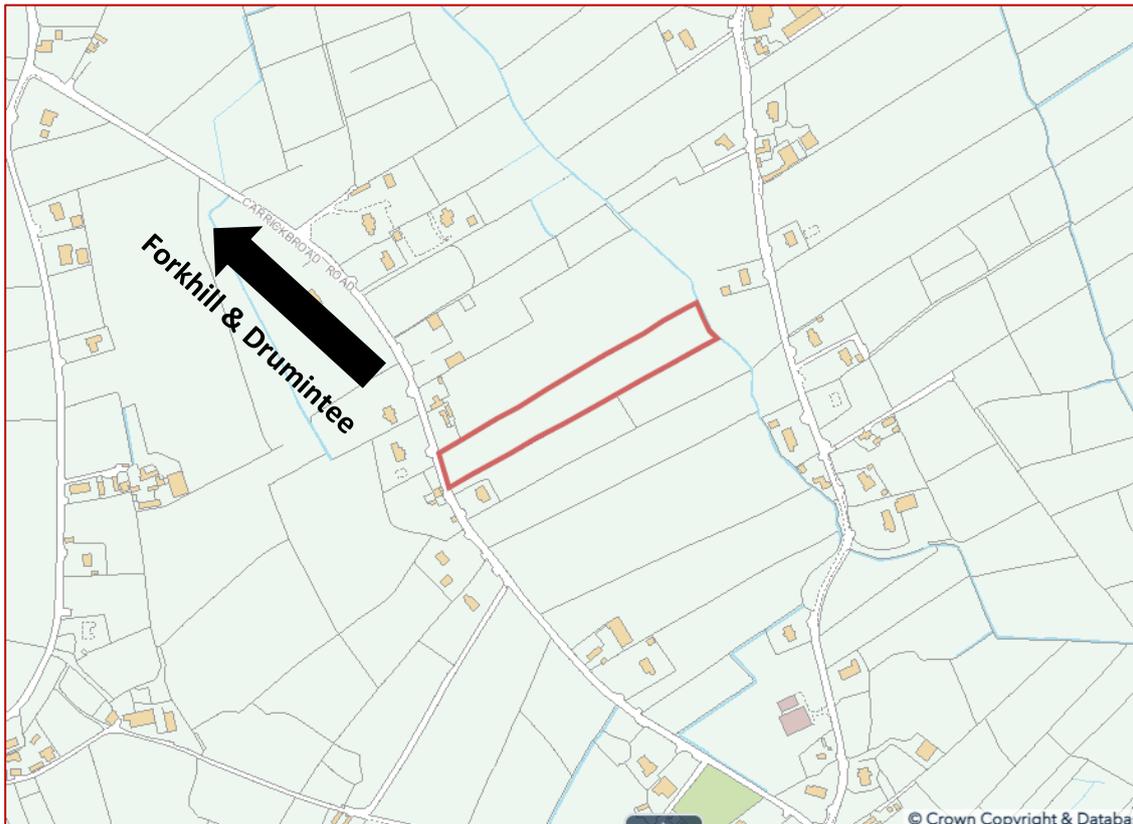
**BEST PROPERTY SERVICES (N.I.) LTD**  
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Fax. (028) 3026 5607 E-mail: [land@bestpropertyservices.com](mailto:land@bestpropertyservices.com)  
*Also at:- Armagh and Dundalk*

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

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From Forkhill head South on the Longfield road before turning left onto the Newry Road, continue along the Newry road for approximately 1.2 mile before turning right onto Finegans road, travel along for approximately 0.2 mile before turning right onto the Ballynamadda road, proceed for 0.4 miles before turning left onto the Carrickbroad road and the lands in sale are located approx. 0.4 miles down the road on your left.



## ❑ PLANNING

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Outline planning consent granted for a dwelling with detached garage in May 2024 (Planning Reference LA07/2023/2896/O)

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

## ❑ AREA

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The overall area extends to approximately 3.1 acres.

## ❑ OFFERS

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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

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Michael Grant, Campbell & Grant, 17 Sugar Island, Newry BT35 6HT  
michael@campbellandgrant.com

## ❑ VIEWING

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By inspection on site at any time.

## ❑ GUIDE PRICE

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Offers Around £150,000

## ❑ CLOSING DATE FOR OFFERS

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Tuesday 29<sup>th</sup> October 2024



