



G/17/068

**FOR SALE**  
**BALLYNALECK LANE**  
**POYNTZPASS**  
**CO. DOWN**

**BUILDING SITE ON APPROXIMATELY 0.1 ACRE FOR SALE**



**This Approved Site is situated approximately 2 miles from Poyntzpass offering views over the surrounding countryside.**

**Offers in the region of £25,000**

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

**BEST PROPERTY SERVICES (N.I.) LTD**  
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*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 Poyntzpass travel on Tannyoky Road towards Markethill for approximately 0.5 miles, turn left onto Tullynacross Road. Travel for approx 1 mile then turn right onto Ballynaleck Lane and the subject site is located approx 0.2 miles further along on the left handside.

## **□ PLANNING**

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This site is being offered with the benefit of planning consent for a Storey and a half dwelling following the approval of Reserved Matters under Planning Reference O/2009/0335/RM in July 2009. Copies are available on request.

Plans have been approved by Building Control under reference ON/2009/0545

Intending purchasers are advised to read the conditions in the Planning Consent (and seek independent advice if necessary) before placing an offer with the agent.

## **□ AREA**

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This site extends to approximately 0.1 acre

## **□ OFFERS**

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We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested 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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Mr Patrick Cole, 12 Duke Street, Warrenpoint, Newry, County Down BT34 3JY

## **□ VIEWING**

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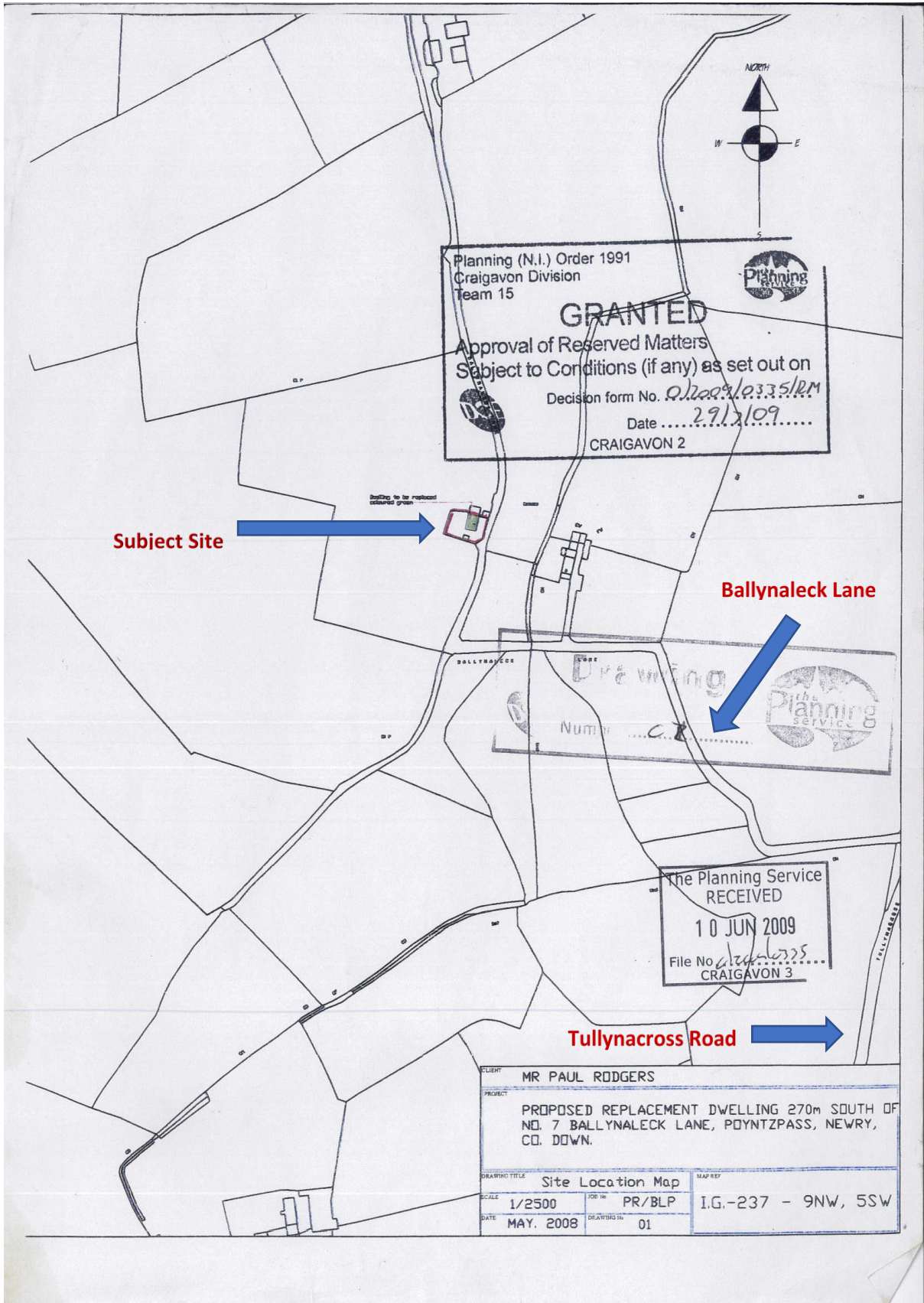
By inspection on site at any time.

## **□ GUIDE PRICE**

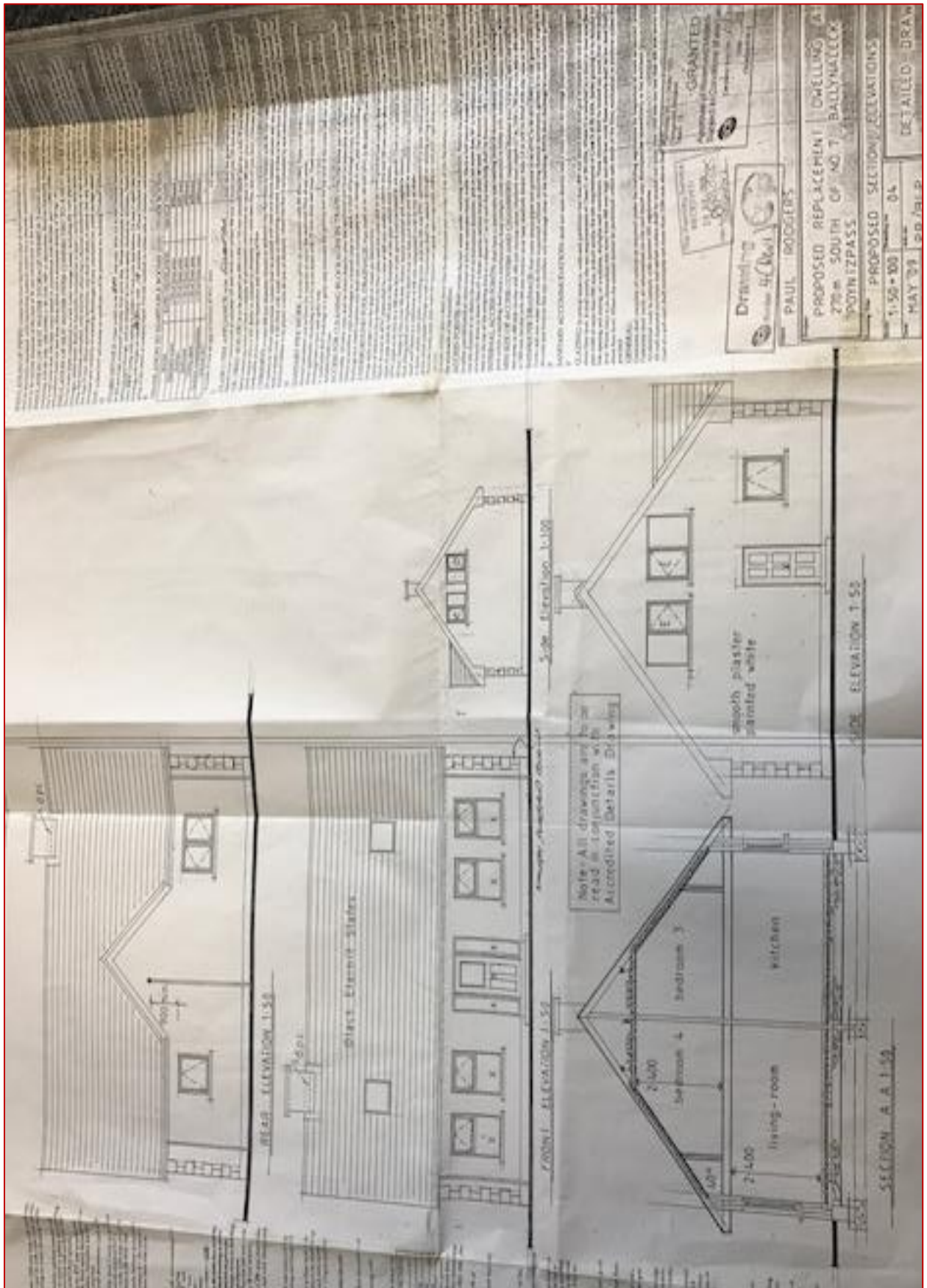
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**□ SITE MAP**



# ELEVATIONS



# FLOOR PLANS

