



G/18/022

FOR SALE
NEWTOWN ROAD
CAMLOUGH
NEWRY
CO. ARMAGH

**BUILDING SITE ON APPROXIMATELY 0.21 ACRES WITH OUTLINE
PLANNING PERMISSION**



**Prime site located within walking distance of Camlough and 2.5
miles from the Dublin – Belfast Motorway with the benefit of views
over the surrounding countryside.**

Offers Around £59,000

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❑ LOCATION

From Camlough travel on Newtown Road for approximately 0.3 miles, turn left at No 8 Newtown Road and the subject site is adjacent to this property.

❑ PLANNING

This site is being offered with the benefit of Outline Planning Consent for dwelling with a ridge height up to 7.5m, granted in September 2015 under Planning Reference P/2015/0228/O. Copies are available on request.

It should be noted currently there is no boundary fence between the subject site and No 8 Newtown Road. It will be at the expense of the successful purchasers to erect a suitable fence.

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

This site extends to approximately 0.21 acre as shown in red on the attached map.



❑ OFFERS

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

Mr Robert Ferguson, Fisher Mullan Solicitors, 8 Trevor Hill, Newry.
Tel: 028 3026 1616

❑ VIEWING

By inspection on site at any time.

❑ GUIDE PRICE

Offers Around £59,000

□ SITE MAP

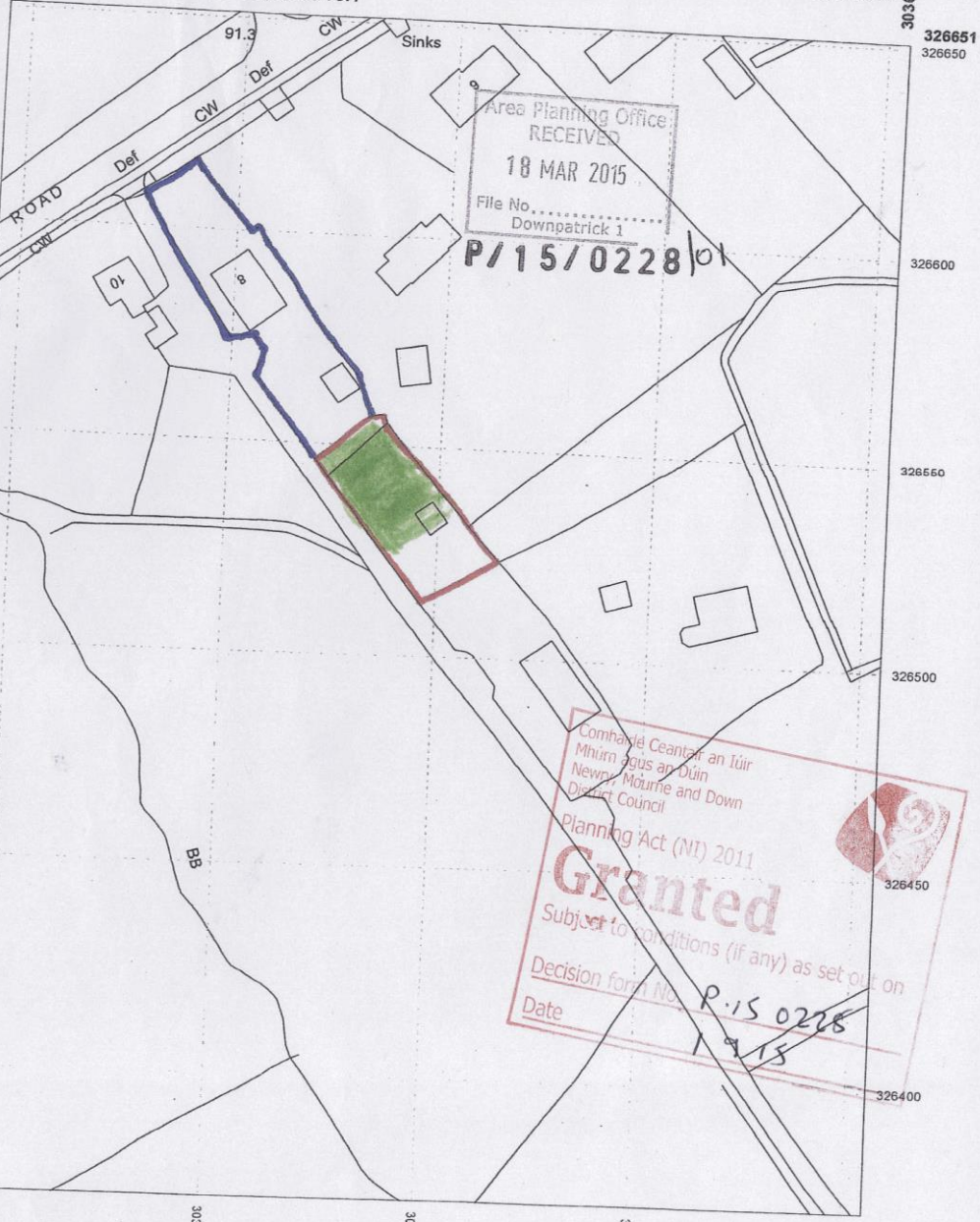
ACEmap® Single

Printed: 13/01/2015 Customer Ref:
Centre Point (Easting, Northing): 303500, 326511
8 NEWTOWN ROAD, CAMLOUGH, BT35 7JH

Scale: 1:1,250
Order no. ORD08820
Plan No. 26605NW



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