



(028) 3026 6811

G/18/058

**FOR SALE
PROMINENT COMMERCIAL DEVELOPMENT SITE
STATION PARK
STATION ROAD
CRAIGMORE WAY
NEWRY
CO DOWN**



**COMMERCIAL DEVELOPMENT SITE
F.P.P FOR INDUSTRIAL USE
C. 1.58 ACRES**

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INVESTOR IN PEOPLE



LOCATION

The subject site is situated in a highly prominent location adjacent to Newry Train Station and just off Craigmore Way and approximately 1 mile North West of Newry City Centre.

The site benefits from its location close to the border with excellent transport road and rail links both North and South via the A1 Dual Carriageway.

DESCRIPTION

The site itself is currently cleared and fully visible from the A1 Dual Carriageway. The lands comprise approximately 1.58 Acres extending from the Camlough Road Roundabout up to the service road to Newry Train Station and onto Craigmore Way. All roads are fully adopted by Transport NI.

All utility services are located in close proximity to the site.

PLANNING

The site is being offered with the benefit of F.P.P for the erection of 3 storage and distribution units and 2 light industrial units under Planning Ref P/2014/0012/F approved on 23rd May 2018 (copies for Planning Permission and drawings available to interested parties). The site previously had FPP for a 61 bedroom hotel under Planning Ref P/2009/0630/F.

SITE AREA

Extends to approximately 1.58 Acres (see attached map).

Unit Sizes:	1 & 2 -	417sqm
	3 -	325sqm
	4 & 5 -	230sqm

Unit plans available upon request.

TITLE

Further details on title are available from our client solicitors; Stephen Begley & Co Solicitors, 9 Merchants Quay, Newry, Co Down

GUIDE PRICE

Offers in the region of £450,000.

VIEWING

For further information and viewing arrangements please contact:

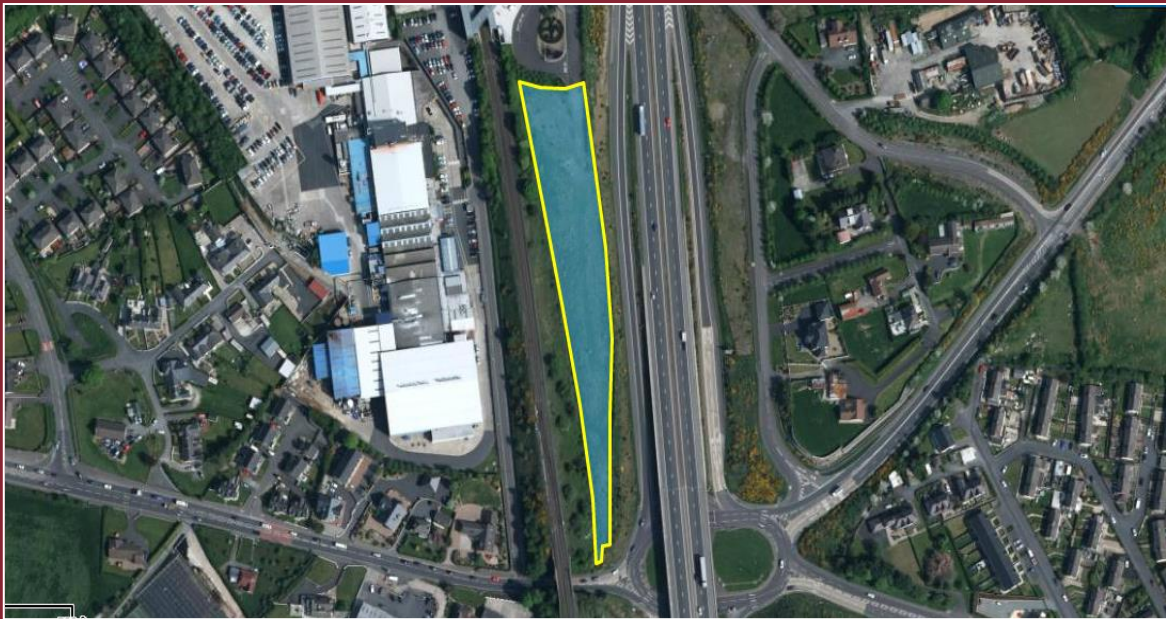
Gerard Kelly	07796947736	gerard@bestpropertyservices.com
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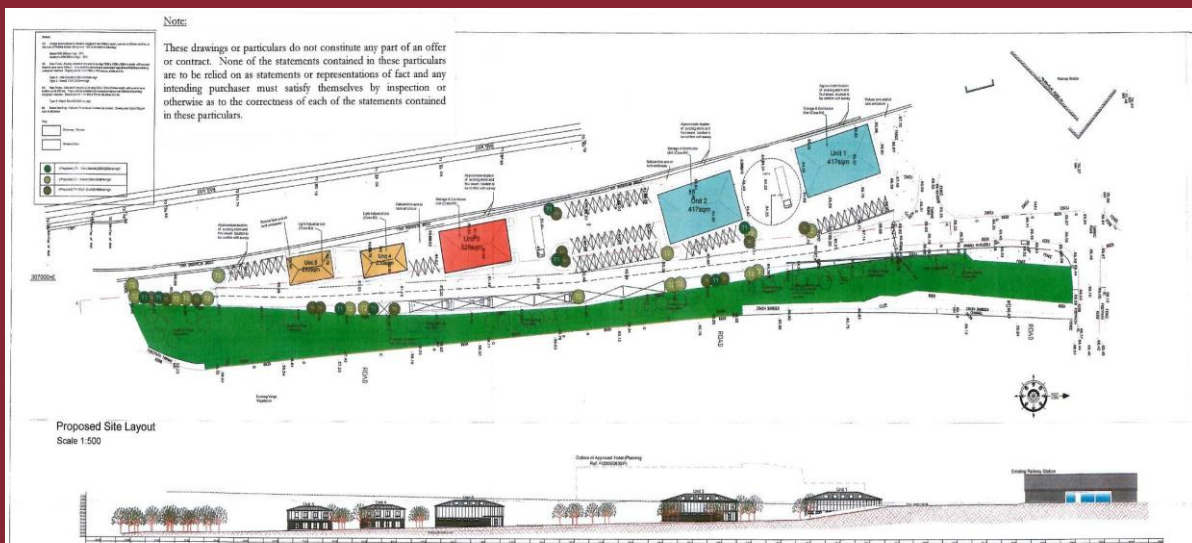
BEST PROPERTY SERVICES (N.I.) LTD
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SITE BOUNDARY MAP



SITE PLAN



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