

RS.19.105

**ROSTREVOR ROAD,
WARRENPOINT,
NEWRY,
BT34 3RT**

**OFFERS FROM
£254,000**



- ❖ **Two Exceptional Seafront Sites With Full Planning Permission**
- ❖ **Available To Acquire as One or Two Separate Sites**
- ❖ **Extensive Frontage With Direct Access To The Rostrevor Road.**
- ❖ **Uninterrupted Views Across Carlingford Lough And Beyond To The Cooley Mountains.**

INTRODUCTION

We are delighted to present two Exceptional Seafront Sites on the Rostrevor Road, Warrenpoint with Full Planning Permission, which may be acquired as one or two separate sites.

The sale of these prime waterfront sites represents one of the few remaining opportunities to acquire an undeveloped site on the Carlingford Lough coastline between Warrenpoint and Rostrevor.

These superb sites offer extensive frontage with direct access to the Rostrevor Road and command uninterrupted views across Carlingford Lough and beyond to the Cooley Mountains.

In recent years, some of the finest contemporary and traditionally designed new homes in Northern Ireland have been built in the Rostrevor Road area. The continued confidence in this most exclusive residential area has also underpinned house values.

For the commuter, Newry is only ten minutes away, providing direct access on to the M1/A1 Carriageway between Belfast and Dublin, with an approximate drive time of 60 minutes to both.

All in all, an exceptionally unique opportunity to acquire an exceptional waterfront building site in the highly sought after Rostrevor Road area.

Interested parties wishing to acquire their own site may choose their preference.

PLOTS

Plot 1

Plot Size: 1350 Sq M (0.33 acres)

Position: Closest to Warrenpoint

House Size: 3,552 Sq Ft

Notes: Includes Integral Garage

Price: £291,000

Plot 2

Plot Size: 1100 Sq M (0.27 acres)

Position: Closest to Rostrevor

House Size: 3,100 Sq Ft

Notes: Includes Detached Garage

Price: £254,000

Available in 1 Lot

Plot Size: 2450 Sq M (Entire) – 0.6 Acres

Price: £545,000



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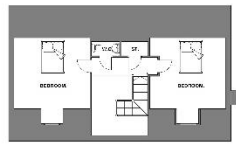
BEST Property Services



PROPOSED GROUND FLOOR LAYOUT 1:100.



PROPOSED FIRST FLOOR LAYOUT 1:100.



PROPOSED SECOND FLOOR LAYOUT 1:100.



PROPOSED FRONT ELEVATION 1:100.



PROPOSED SIDE ELEVATION 1:100.



PROPOSED REAR ELEVATION 1:100.



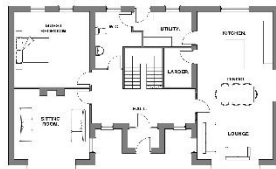
PROPOSED SIDE ELEVATION 1:100.

FUTURE ROAD FINISHES:
 FLOOR - Full Massed Stone
 <1:1 Slope PROTECT:
 PARAMETER GUARD:
 100mm high - round cast iron gutters with 45 deg.
 down to downpipes (Black)
 FASCIA & SOFFIT:
 PVC by WILKINS or equiv.
 WALLS:
 Full massed stone or cast iron
 plaster finish
 Full proposals to be locally sourced
 S&S 90mm
 CEILS:
 75mm deep Clearexite tiles with iron leading edge of 150.
 WINDOWS:
 Cream UPVC windows.
 DOORS:
 UPVC Doors and Frames.

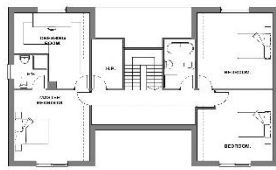
O'Callaghan PLANNING
 Adding Value Through Quality Design

01 856 2000
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 01 856 2005
 01 856 2006
 01 856 2007
 01 856 2008
 01 856 2009
 01 856 2010

Project Details:
 Name: **Current Developments**
 Project Name: **Typical**
 Location: **Wicklow**
 Date: **08/18** | **11/20** | **05/21** | **08/21**



PROPOSED GROUND FLOOR LAYOUT 1:100.



PROPOSED FIRST FLOOR LAYOUT 1:100.



PROPOSED FRONT ELEVATION 1:100.



PROPOSED SIDE ELEVATION 1:100.



PROPOSED REAR ELEVATION 1:100.



PROPOSED SIDE ELEVATION 1:100.



PROPOSED GARAGE LAYOUT + ELEVATIONS 1:100.



FRONT ELEVATION.



SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.

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BEST Property Services



Viewing: By appointment only

Our Office Is Open 6 days a week

Mon, Tues & Thursday	09.00-17.30
Wednesday	09.00-19.00
Friday	09.00-17.00
Saturday	09.30-12.30



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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Please Note:

We have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person on their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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