



**FOR SALE**

**Lambert  
Smith  
Hampton**

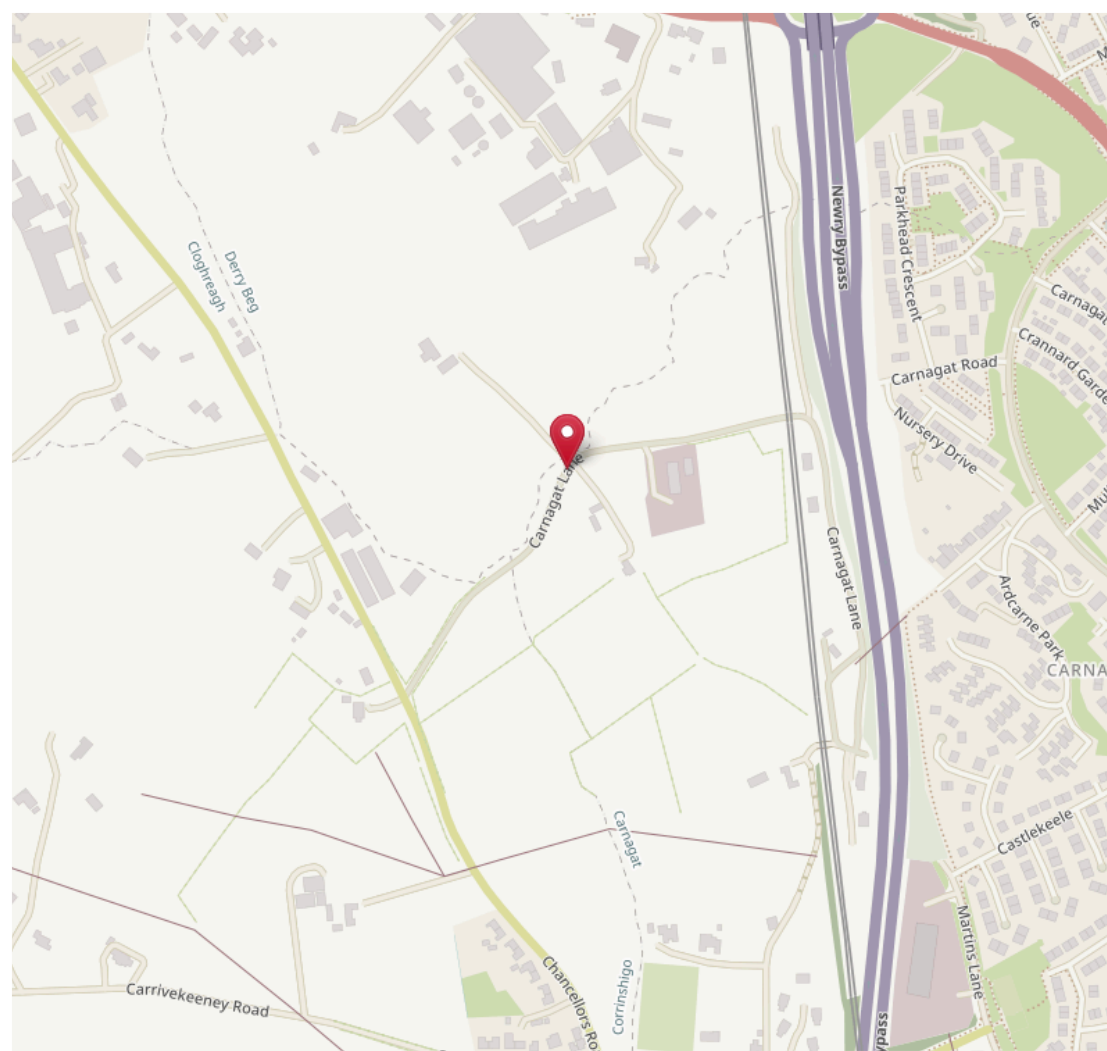
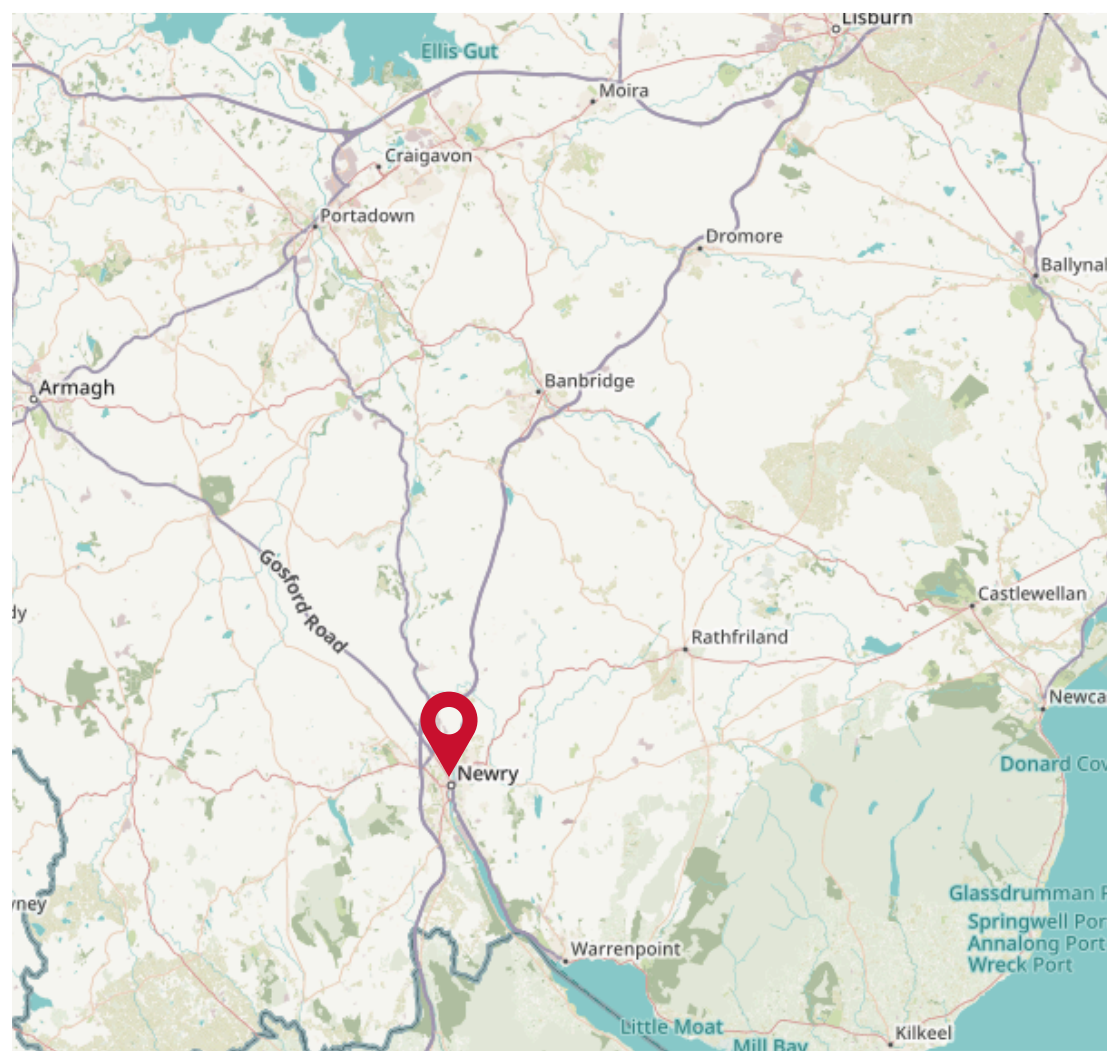
**LANDS AT CARNAGAT LANE, NEWRY,  
BT35 8PU**

**Zoned Industrial Development Land totalling  
c. 4.7 acres with outline planning permission.**



## SUMMARY

- A unique opportunity to acquire 4.7 acres of prime industrial development land on the edge of Newry city.
- The site is strategically located beside the A1 dual carriageway, just 5 miles from the border with the Republic of Ireland.
- Convenient access to and from dual carriageway at Chancellors Road junction, known as Doran's Hill, just 0.8 miles from the proposed site entrance.
- Outline planning permission secured for industrial units with access road.
- Newry is Northern Ireland's fourth largest city with a population of 27,913 (2021 census).
- Newry is home to numerous significant businesses including leading consulting and software company First Derivatives, marine refurbishment specialist MJM Group, and veterinary pharmaceuticals company Norbrook.
- We are seeking offers in excess of £800,000 exclusive of VAT and subject to contract.



## LOCATION

Newry City is in the south-easterly region of Northern Ireland and occupies a gateway position on the Belfast to Dublin transport corridor. With considerable investment in the road infrastructure, full motorway access is facilitated to the north of Dublin, located just 62 miles to the M50 ring road, with an estimated travel time of 56 minutes. Works on the communications network has also improved connectivity with Belfast City Centre, approximately 39 miles to the north with an estimated travel time of 42 minutes. Belfast International Airport is located 50 miles to the north and Dublin airport is located 59 miles to the south. Newry Train Station is located 1.5 miles to the north of Chancellor's Road Junction, and provides frequent services to both Belfast and Dublin Connolly. Warrenpoint Harbour is Northern Ireland's second largest port and is located 8 miles to the south, via the A2 dual carriageway, with an estimated travel time of 16 minutes.



## DESCRIPTION

The north of the site fronts and meets at the junction of access point Carnagat Lane, and Chancellors Road. The surrounding area is characterised by agricultural and light industrial land. The land in question is 'L' shaped and has relatively flat topography.

The surrounding area has a mix of agricultural lands, residential properties and light industrial units. The site forms part of NY69 in the Banbridge/Newry and Mourne Area Plan 2015; for further planning info, see below page.

The property comprises approx. 4.7 acres of land zoned for economic development, the boundary of which is illustrated below for indicative purposes only.

The land totals approx. 4.7 acres as per the below Spatial NI map:



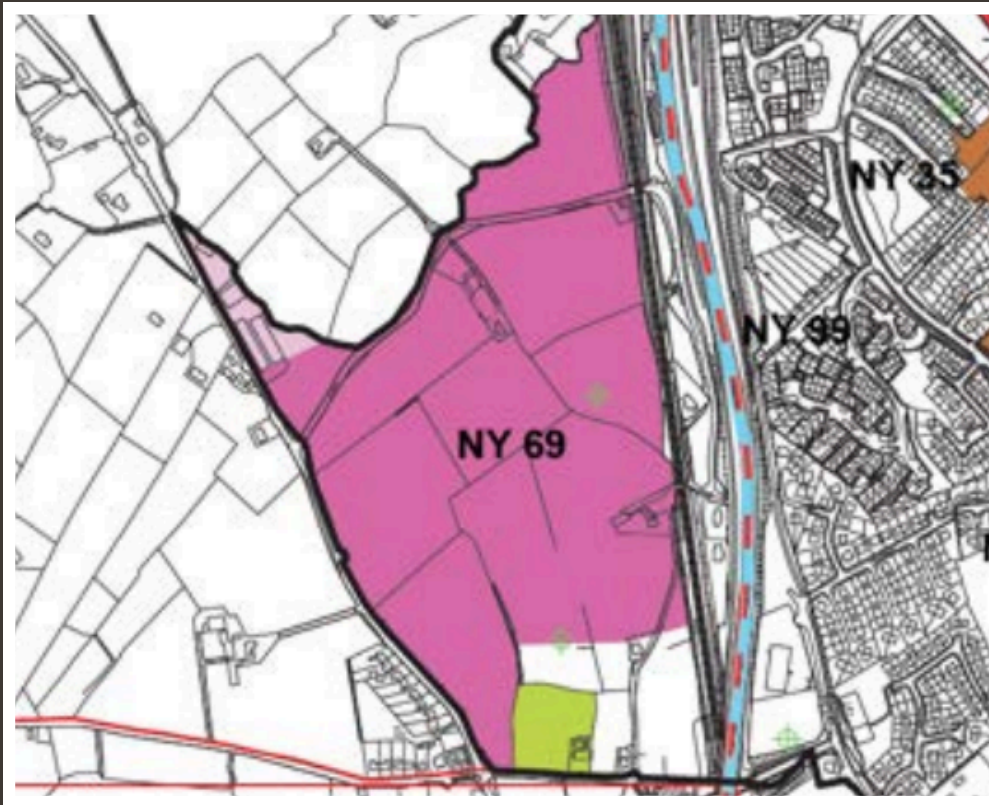


# PLANNING

The site is zoned under NY69. This zoning consists of 48 acres (19.46 hectares) of land at Chancellors Road, Newry which is identified for economic development within the Banbridge/Newry and Mourne Area Plan 2015.

The site benefits from planning permission for industrial/storage units (use classes B2 and B4) and associated road improvement works. (Planning reference - LA07/2022/1357/O).

The zoning map and proposed site layout can be seen below:





## **ASKING PRICE**

Offers invited in excess of £800,000 exclusive.

## **VALUE ADDED TAX**

Value Added Tax is TBC.

## **ANTI MONEY LAUNDERING**

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

# For Further Information

## **CONTACT**

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