



For Sale

**Former Landfill Site,
Glenvale Road, Newry BT34 2RF**

c. 23 Acres

tdk	commercial property consultants
028 9024 7111	
www.tdkproperty.com	

LOCATION

The subject site is located to the North East of Newry, approximately 4 miles from the City Centre and less than 1 mile from Sheeptown. The property is located in a mainly rural area and is neighboured by an operational quarry, agricultural land and with a small number of residential and commercial properties.

DESCRIPTION

The property is a former landfill and measures approximately 23 acres (9.3 ha). The land is situated outside the development limit of Sheeptown but is zoned white land on the Banbridge/Newry and Mourne Area Plan. Part of the property may be designated as a site of Local Nature Conservation Importance.

The property is a mix of generally flat topography and grazing land. The North and East parts of the site are largely overgrown with mature trees and shrubs. The south and west portions of the property are largely open grazing. A large, dilapidated warehouse of approximately 5,000 sq. ft. is located on the property and there are two large leaching or settling ponds in the southern portion of the property. These pools are regularly monitored by environmental specialists.

SITE AREA

The site extends to approximately 23 acres (c. 1.3 hectares)



PRICE

Price: £60,000.

Term: Assumed freehold or long lease hold

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

NOTICE

All areas and measurements are approximate. The photographs and plans are for guidance only and are not necessarily comprehensive.

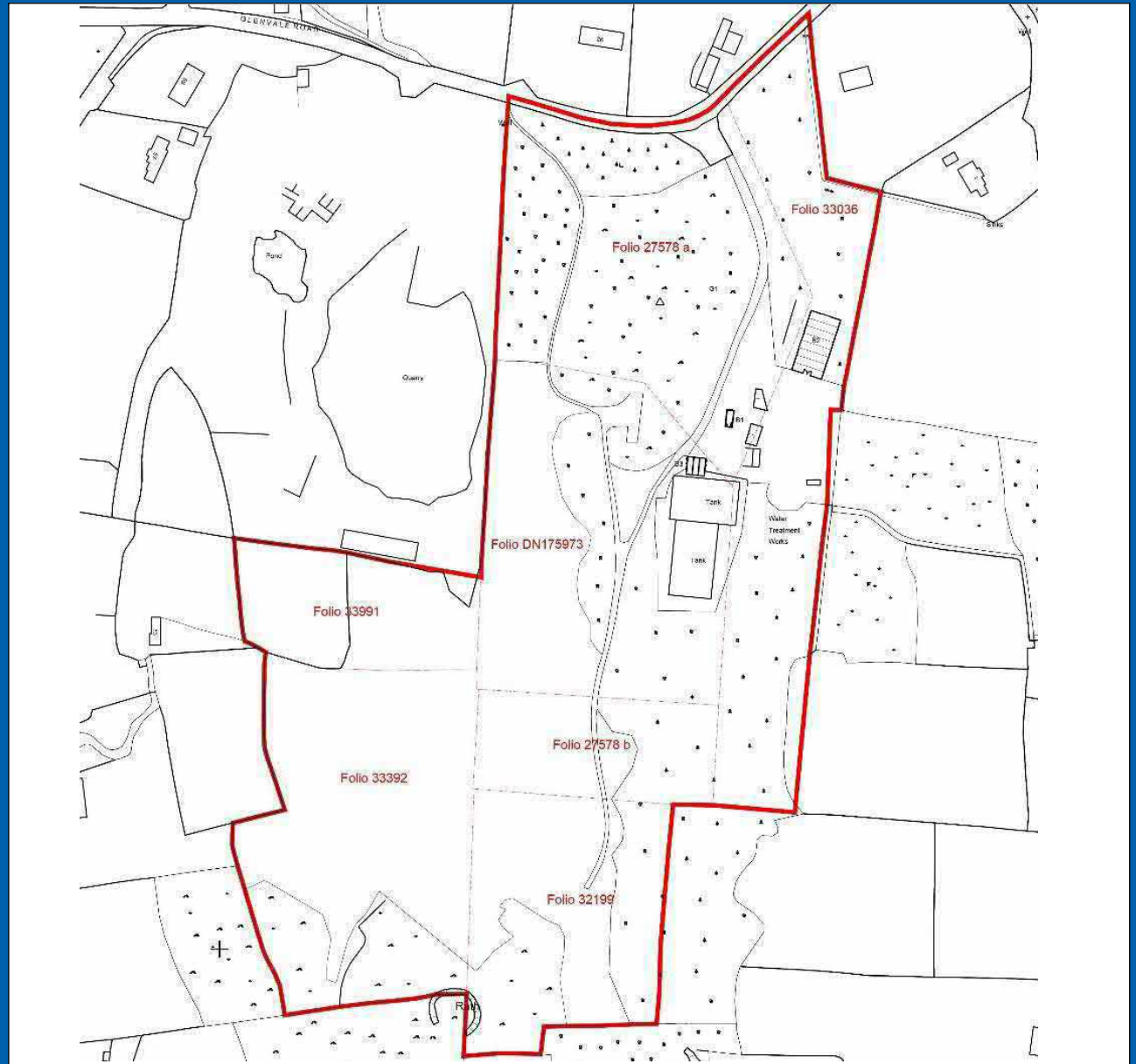
FURTHER INFORMATION

View strictly by prior appointments with agents. For more information or to arrange a viewing



Contact: Stephen Deyermond
Tel: 028 9024 7111
Mobile: 07968 727196
Email: stephen.deyermond@tdkproperty.com

Contact: Connor James
Tel: 028 9024 7111
Mobile: 07341 866173
Email: Connor.james@tdkproperty.com



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