



FOR SALE

2 CECIL STREET / 7-8 CORRY SQUARE, NEWRY, BT35 6AW  
PRIME POTENTIAL DEVELOPMENT OPPORTUNITY (STPP) ON A SITE OF C. 0.5 ACRES

Lisney

## Features

- Currently zoned 'Whiteland' with potential for a range of uses (subject to planning permission)
- Situated in a 'Protected City Centre Housing Area'
- Site extends to c. 0.5 acres in a prime city centre location
- Benefitting from close proximity to A1, A27 and A28 road networks

## Location

The site is located at the corner of Corry Square and Cecil Street, situated in close proximity to Newry city centre, a short walk from Buttercrane Shopping Centre.

Located in Newry town centre, the site is situated 34 miles south of Belfast and 67 miles north of Dublin and benefits from strong road networks in the vicinity including the A1, A27 and A28, providing excellent access throughout the province and across the border.

## Description

The site extends to c. 0.5 acres and contains two separate buildings.

### Building 1:

This building is situated to the southern boundary of the site and fronts onto Corry Square.

The property comprises a 3-storey former dwelling to the front and 2-storey ancillary buildings situated to the rear, enclosed around a central courtyard. These buildings total approximately 14,186 sq. ft. and benefit from 2 no. pedestrian access points on to Corry Square.

The building fronting onto Corry Square is B2 Listed under the Northern Ireland Listed Buildings Database.

B2 listing is defined as 'Special Buildings of some period of style. Some degree of alteration or imperfection may be acceptable.'

The property was Grade B2 Listed in November 1981 under listing reference HBI6/25/003A & HBI6/25/003B.

### Building 2:

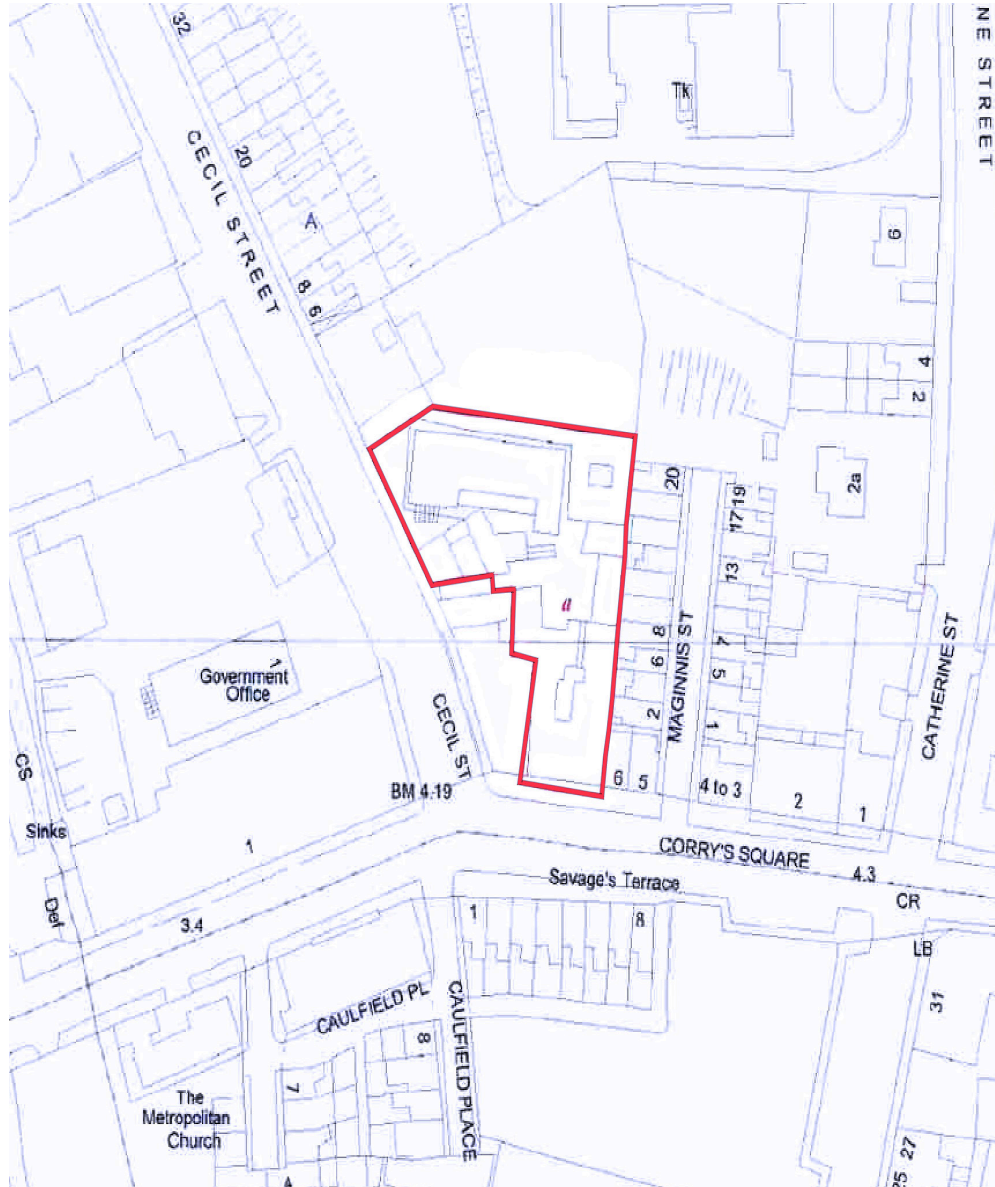
This building is situated to the north of the site and is accessed via vehicular gates onto Cecil Street.

We understand the property was previously used as the College catering/canteen facility, comprising a 2-storey rectangular building of approximately 8,600 sq. ft.



Building 2

Site Map



Site Side View



Rear of Site

## Accommodation

Building 1		Sq. Ft
Front	Ground Floor	1,752
	First Floor	1,752
	Second Floor	1,752
	<b>Total</b>	<b>5,256</b>
Rear	Ground Floor	4,465
	First Floor	4,465
	<b>Total</b>	<b>8,930</b>
Building 2	Ground Floor	4,289
	First Floor	4,289
	<b>Total</b>	<b>8,578</b>



Building 1 - Listed Building



Building 2



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Outline for indicative purposes only



## Sale Price

£200,000 exclusive

## Title

We understand the property is held by way of Freehold (Fee Farm Grant) and part possessory Fee Farm Grant dated 12th June 1882. Part of the property is occupied by a possessory interest that has not been registered.

## Stamp Duty

This will be the responsibility of the purchaser.

## EPC

N/A

## Rates Payable

NAV	£51,800
Rates in the £ 2021/22	0.518970
Rates payable	£26,883

## Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT



## Contact

Strictly by appointment with the Selling agent.  
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