



**FOR SALE**

LANDS NORTH OF DRUMCLOON WALK, DOWNPATRICK, BT30  
EXTENSIVE 'OPPORTUNITY' LANDS WITHIN SETTLEMENT LIMIT C. 10.87 ACRES (C. 4.4HA)

**Lisney**

## Features

- Potential site area – c. 10.87 acres, c. 4.4 Ha (lying within the town settlement limit, not restricted by zoning or designation).
- Previously approved for residential development. Preliminary planning advice indicates a potential density of c. 75 units may be possible (details on request).
- Downpatrick is an important commuter/county town situated c. 21 miles south of Belfast.
- Potential dual access – providing possible development in phases or sub divided for future part site sale.
- Convenient to major roads (A7 to Belfast), within walking distance of schools, transport links and retail/leisure amenities.

## Location/Description

Downpatrick is a popular market/commuter town lying c. 21 miles south of Belfast. It is the county town and is the joint home to Newry, Mourne and Down District Council.

The town benefits from strong infrastructure links with major roads and bus routes. A number of respected primary and grammar schools are within easy access of the subject site .

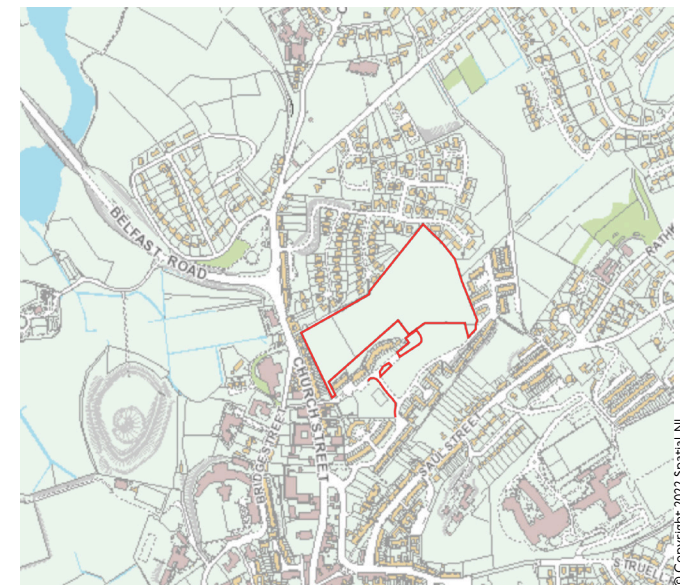
A range of leisure facilities/clubs/amenities are located in the area.

The subject lands are elevated/sloping in nature and are generally bounded by residential and open space uses on all sides and lie east of Church Street, north of Drumcloon Walk and Meadowlands, west of Meadowfields Close, south of Malone Court, Malone Park and Malone Drive.

Formal access to the lands from a development perspective is currently restricted but as the location is within the settlement limit there is potential for upside over time.

The current access points are located at Breen's Lane and Pillar Well Lane with potential for further access off Malone Drive and Meadowlands.

The surrounding area is characterised by a mix of new and established social/private housing and local commercial uses.



Pillar Well Lane

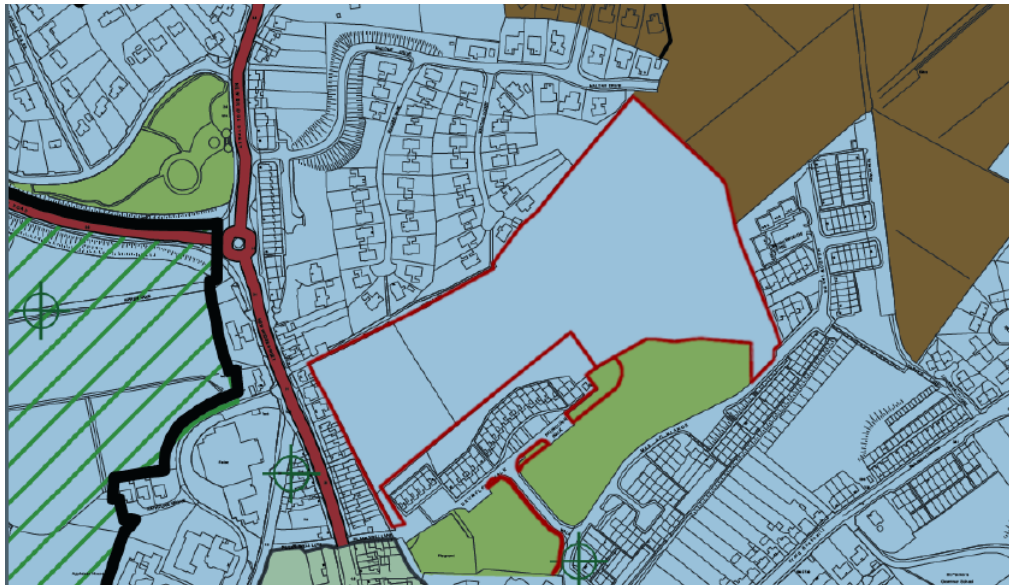


Existing Pillar Well Lane Access Point





Potential Access to Malone Drive



Area Plan Extract



## Planning History

Reference	Address	Application Type	Decision	Date
R/2002/1021/O	Subject Lands	Outline	Approved	26 January 2005
LA07/2020/0516/O	Lands adjacent to subject	Outline – proposed housing	To be withdrawn as it encroaches on the subject.	March 2022

## Title

Folios DN 98764 and DN DNI37672, understood to be held Freehold

Land Registry maps available upon request.

## Sale Process/Timetetable

1. Market engagement.
2. Clarifications up to 14 May 2022.
3. Initial bids by 20 May.
4. Sale completion by no later than 30 June 2022.

## Guide Price

Offers invited.

## Stamp Duty Land Tax

Will be the responsibility of the purchaser.

## Contact

Strictly by appointment with the Selling agent. For further information please contact:

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Further information is available at [www.lisney.com](http://www.lisney.com)

