

**FOR SALE**

**Land at Dublin Road, Killeen Bridge, Newry, BT35 8RL**

**LAND OF C. 7.9 AC WITH FULL PLANNING PERMISSION FOR 29 BEDROOM HOTEL**

**Lisney**

COMMERCIAL REAL ESTATE

NEWRY CITY



ACCESS TO A1

A1 DUAL  
CARRIAGEWAY

CLONTIGORA  
ROAD

DUBLIN ROAD

OUTLINE FOR INDICATIVE PURPOSES ONLY

**Lisney**

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## FEATURES

Land of c. 7.9 acres (3.197 ha)

Full Planning for 29 bedroom hotel

Just 0.6 miles from the A1

Located the Ring of Gullion Area of Natural Beauty

Views across Slieve Gullion and Ring of Gullion

Flat land with access from Dublin Rd and Clontigora Rd

### LOCATION

The subject land is located on the Dublin Road, just 0.6 miles from the A1 dual carriageway, 3 miles from Newry City Centre and 1.3 miles from the Border.

The land lies on the junction of the Dublin Road and Clontigora Road, with frontage to the Dublin Road of circa 220 metres.

The Dublin Road was formerly the main route into the Republic of Ireland and had a heavy amount of passing traffic. The A1 was completed around 2010 and since then, the subject lands now benefit from tranquil surroundings yet the A1 is just 0.6 miles away.

The subject land is located in the heart of the Ring of Gullion Area of Natural Beauty. The Ring of Gullion is a unique geological landform, unparalleled elsewhere in Ireland or the UK and was the first ring dyke in the world to be geologically mapped.

The surrounding area benefits from natural landscapes including mountains, coastline and beaches, dams, reservoirs and forests, providing endless outdoor activities for visitors.

Local activities including walking, hiking, cycling, angling, downhill mountain biking, along with various watersports.



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## LOCAL DEVELOPMENT – NARROW WATER BRIDGE

The subject site is located just 4.2 miles from the location of Narrow Water Bridge, a cross-border bridge currently under construction which will link County Down and County Louth. The bridge will comprise a 195 metre cable bridge which will accommodate vehicular, cycle and pedestrian traffic, along with the smooth passing of water traffic on the Newry Canal due to the ability to open the bridge.

The bridge will connect the A2 Newry to Warrenpoint dual carriageway in Northern Ireland with the R173 at Omeath in the Republic.

The bridge will be a “lynchpin connection for cross-border travel” according to Bam Construction, facilitating recreational activities in the Carlingford Lough region and offering easy access to greenways, mountain bike trails, walking routes and beaches.

The bridge will also support the development of the wider Carlingford Lough region into a tourist destination, providing access between the villages of Warrenpoint, Rostrevor and Carlingford.



## LOCAL DEVELOPMENT - PROPOSED SOUTHERN NEWRY RELIEF ROAD

The Department for Infrastructure is advancing the design and development of a new strategic road link to the south of Newry City, between the A1 Dublin Road dual carriageway and A2 Warrenpoint Road dual carriageway. This would provide an alternative route for strategic traffic that avoids Newry City centre. The subject site lies just 0.5 miles from this proposed new road and will benefit greatly under this £110 million project.

The scheme would link the A1/N1 Belfast-Dublin Key Transport Corridor (KTC), which includes road and rail links between Larne (via the Belfast Metropolitan Area) and the border at Newry, facilitating onward travel to Dublin and improving access to other regional gateways.





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## DESCRIPTION

The subject land comprises a large, rectangular shaped field of circa 7.9 acres.

The land is relatively flat in topography and is well bounded by fencing and hedging.

Access to the land is both from the Dublin Road and Clontigora Road.

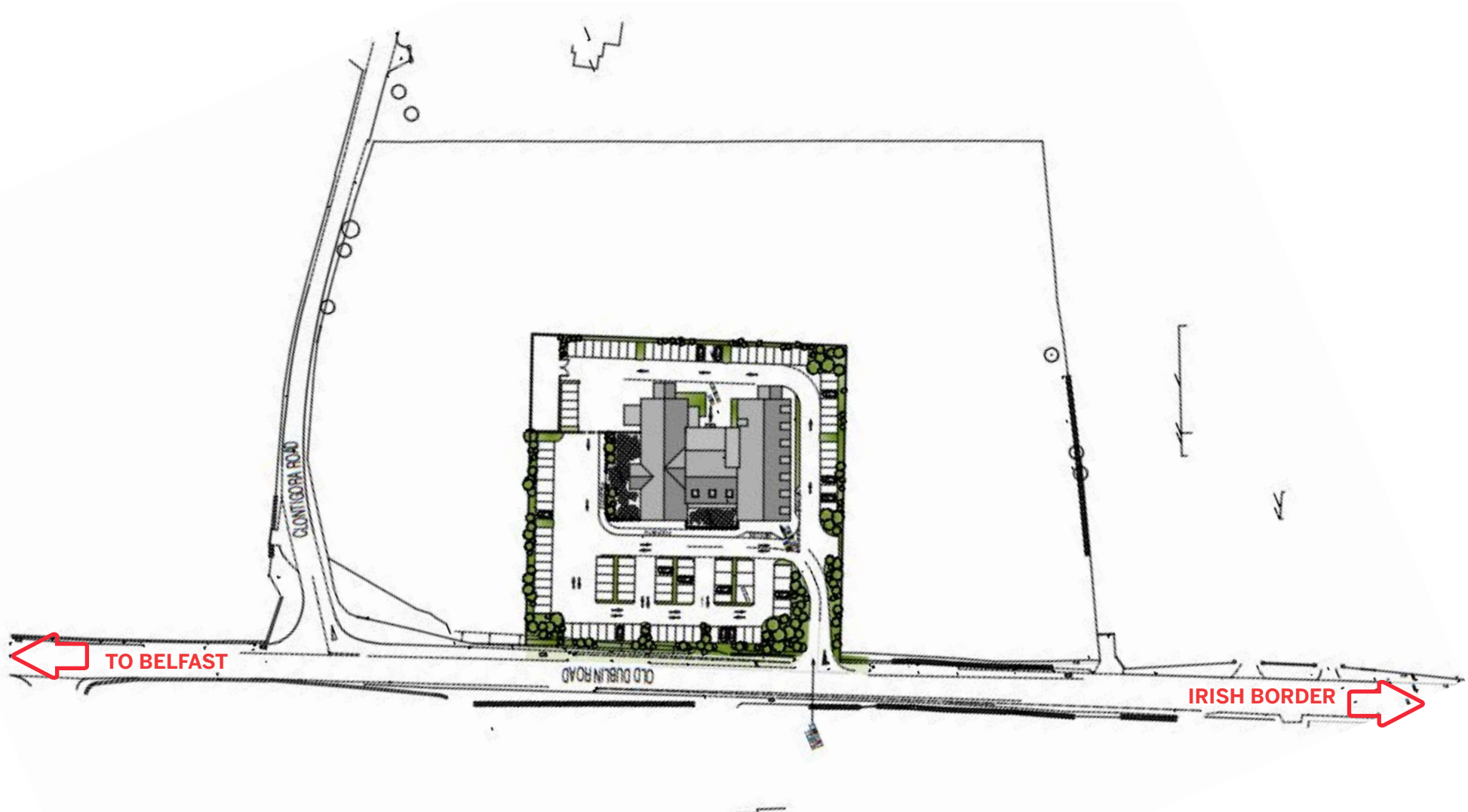


## PLANNING

The subject lands benefit from Full Planning Permission for a Hotel with carparking, as per the below details;  
Reference: LA07/2017/1315/F  
Description: Hotel and associated Car Parking  
Decision: Granted  
Date: 11 May 2022

We understand the planning is for a three storey, 29 bedroom hotel with a conference / function room, bar, two terraces and a number of meeting rooms.

There have been a number of historic planning applications on the land, from 1991 to 2012, these are available upon request.



**PLANNING PERMISSION - ELEVATIONS**



**FRONT ELEVATION**  
-facing west



**REAR ELEVATION**  
-facing east



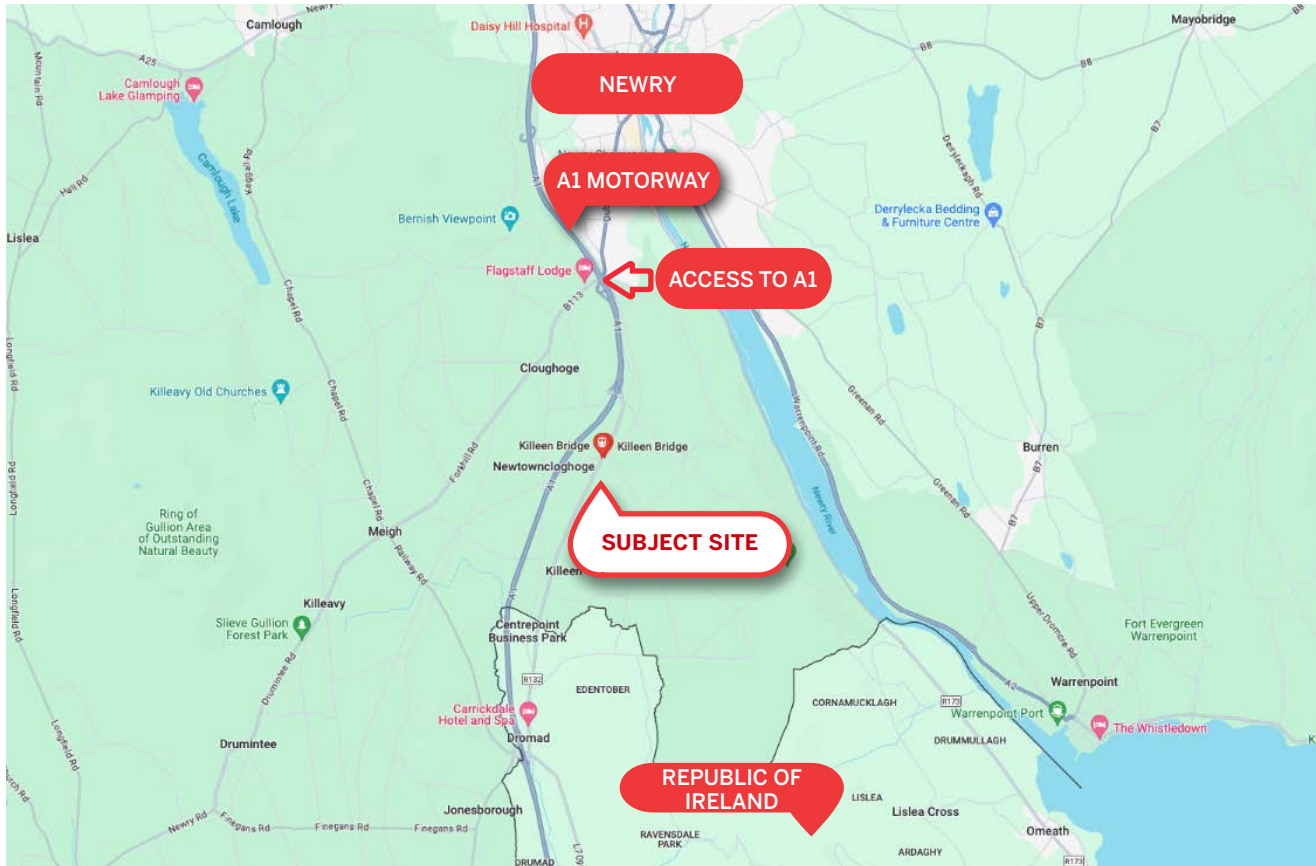


OUTLINE FOR INDICATIVE PURPOSES ONLY



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## LOCATION



## ACCOMMODATION

The land extends to circa 7.9 acres (3.197 hectares).

Under the planning permission, the hotel, as per the approved plans will occupy approximately 2.2 acres of the total land area of 7.9 acres, the hotel should have an approximate Gross Internal Area of 30,690 Sq Ft (2,851 Sq M).

## PRICE

Price on application.

## TITLE

Freehold.

## VAT

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

## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. 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 Lisney. 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.

# Lisney

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