

FOR SALE:

Secure commercial site of c. 1.18 Acres with
residential development potential

**16 MOSSVALE ROAD, DROMORE,
COUNTY DOWN BT25 1DG**

CONTACT

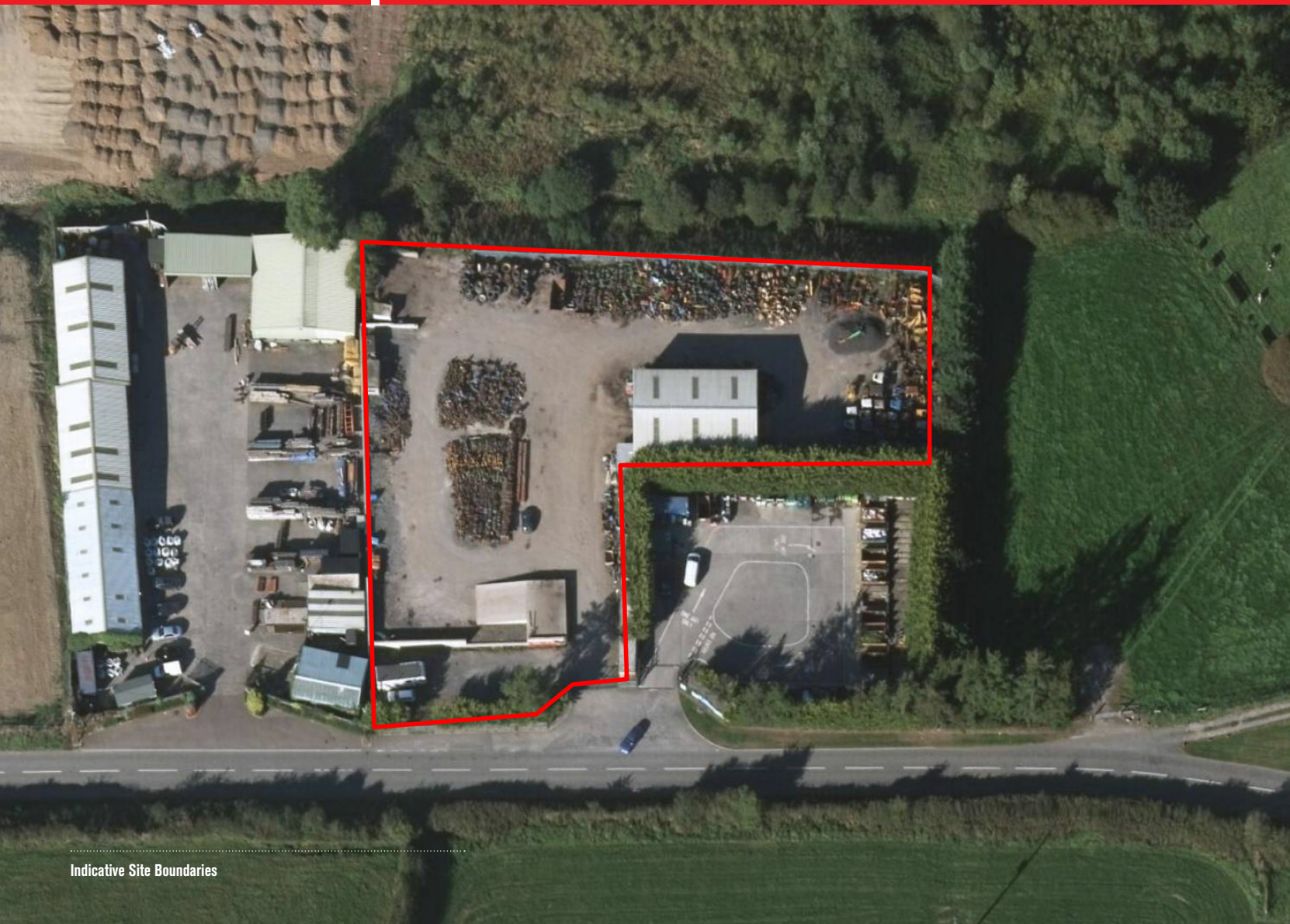
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BRIEF

- Self-contained, secure site with existing warehousing.
- Prominent roadside location.
- Located in a popular commuter town with ease of access to A1, Belfast to Dublin Carriageway.
- Adjoining a proposed, new build residential development.
- Suitable for a variety of commercial and potentially residential uses, subject to planning and the necessary statutory consents.



LOCATION

Dromore is a market town located approximately 17 miles south west of Belfast.

The town acts as a popular commuter location due to its proximity and ease of access to the A1, Dublin to Belfast carriageway.

The subject property occupies a prominent roadside location on the eastern approaches to Dromore, approximately 0.4 miles from the town centre.

The immediate area is being improved through local construction activity including the development of new build residential housing immediately to the rear of the site (Drumlin View) along with the recently constructed Dromore Central primary School on Mossvale Road.

DESCRIPTION

The subject property comprises a self-contained commercial site of c. 1.18 acres which is 'L' shaped and largely flat in topography.

The site has been surfaced in a mixture of concrete and hard standing and is secured with metal palisade fencing.

The site also contains a stand-alone, portal framed warehouse building of c. 2,535 sq. ft.

The property would be suitable for a variety of commercial and potentially residential uses, subject to planning and the necessary statutory consents.

SITE BOUNDARY



SITE AREA: 1.18 ACRES



PLANNING

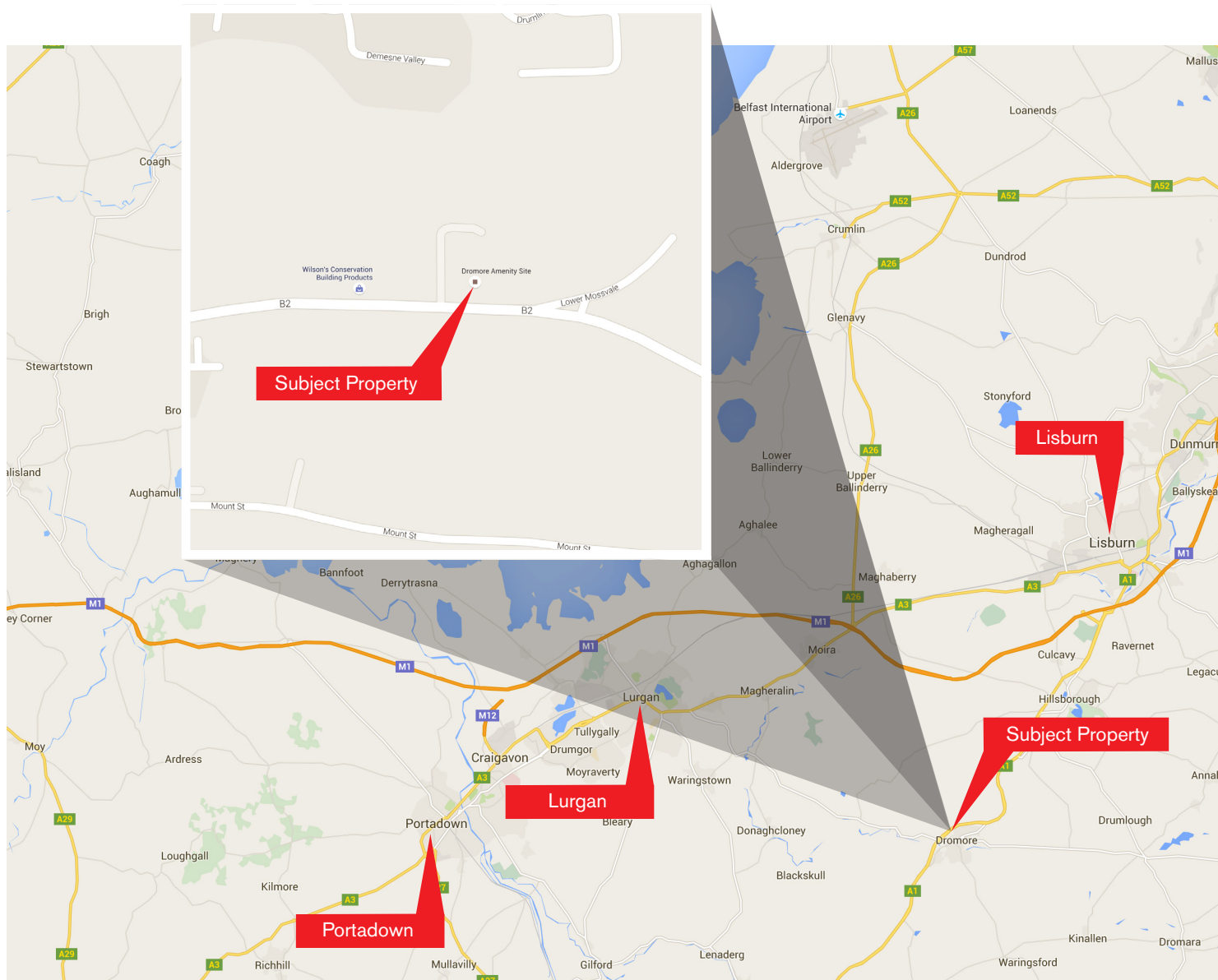
We understand that the property is located within the Dromore settlement limit as defined by the Banbridge/Newry & Mourne Area Plan 2015.

The property is currently zoned as an 'Existing Area of Economic Development' and is surrounded by 'brown land' zoned for housing.

There are no live planning consents on the property at present.



LOCATION MAP



ASKING PRICE

Offers in excess of £200,000 excl. are invited.

TITLE

We understand that the property is held long leasehold.

STAMP DUTY

If applicable, will be the responsibility of the purchaser.

VAT

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

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