

An aerial photograph of a rural landscape featuring various agricultural fields. A large, irregularly shaped area is outlined with a bright yellow line. This area includes a large brown field on the left, a green field on the right, and a central green field with rows of black markers. A road runs along the bottom left of the yellow-outlined area. In the background, there are more fields, some trees, and a small town or village.

**OK
T**

FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

Lands at Ballyhornan Road & Struell Wells Road, Downpatrick

Agricultural Lands Extending to c. 16.4 acres (c. 6.64 ha) Designated as Phase 2 Housing Lands in the Local Area Plan

LOCATION

Downpatrick is a popular provincial town in County Down and is situated c. 22 miles south of Belfast and c. 12 miles from Newcastle. Downpatrick lies within the Newry, Mourne & Down District Council Area and is one of the areas principle settlements.

Whilst situated some 22 miles from Belfast and approximately 45 minutes' drive time, the town is still considered to be within commuting distance of Belfast and also being within commute to Newry.

Downpatrick has a range of primary, secondary and grammar schools, the closet to the subject being St Mary's High School , Our Lady and Saint Patrick Primary School and St Patricks Grammar School which are all within 1 mile of the lands.

In terms of leisure, Downpatrick has a number of tourist attractions to include Castle Ward and a popular National Hunt Race Course.

The main retailing area of the town centres around Market Street together with Grove Shopping Centre and Downe retail Park.

The subject lands are located fronting both the Ballyhornan Road and Struell Wells Road on the eastern fringe of the town. The lands adjoin a swathe of agricultural land whilst also being in close proximity to Downpatrick Police Station and the new Downe Hospital which opened in 2009.

DESCRIPTION

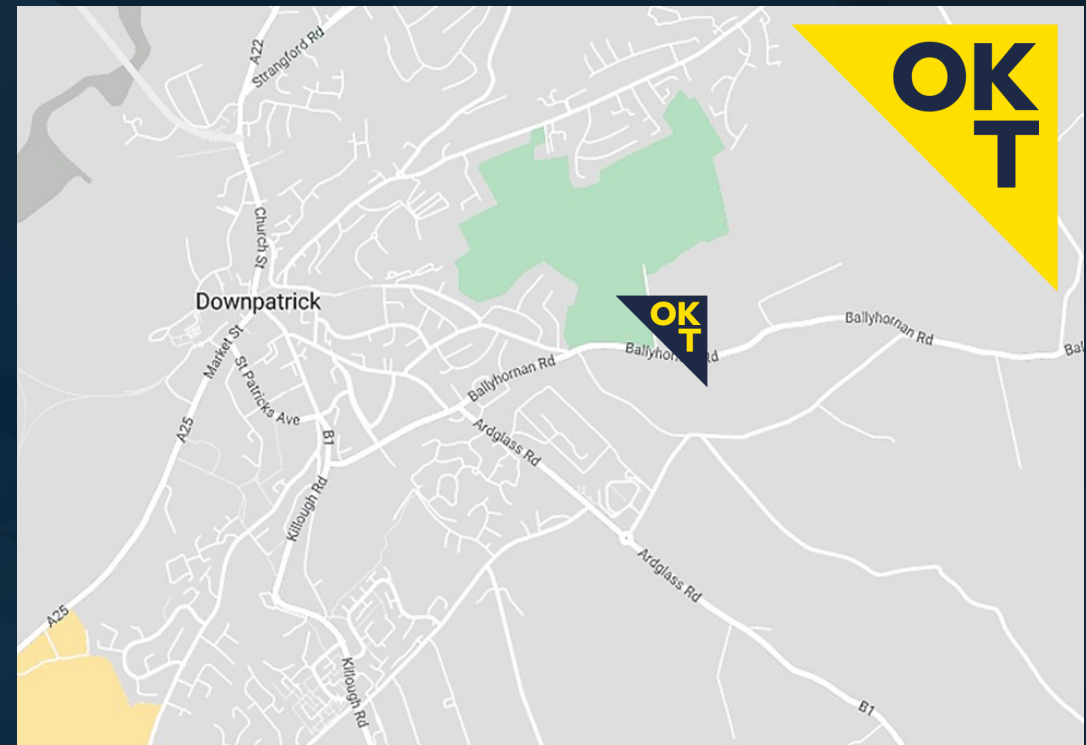
The subject lands extend to c. 16.4 acres and are arranged over two fields. The lands are currently in agricultural use and have an undulating topography.

Field boundaries are established by mature hedgerows having good frontage onto both the Ballyhornan Road and Struell Wells Road.

SALE DETAILS

PRICE:	Inviting offers in the region of £495,000
TITLE:	Assumed freehold
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



PLANNING / ZONING

From a review of the Ards & Down 2015 Area Plan the subject appears to form a tranche of land zoned for Phase 2 Housing. The lands in the Area Plan are designated as DK12 and form part of 13.03 ha of land between Ballyhornan Road and Struell Wells Road.

In accordance with the Area Plan the development of these lands is reliant upon the provision of the Downpatrick Link Road. Any development on the lands will only be permitted in accordance with an agreed scheme to provide the necessary public infrastructure including roads and that said roads are to be designed to achieve maximum possible degree of integration in the landscape.

The Area Plan also details additional key site considerations, some of which are as follows:

- Any housing development to be a minimum gross site density of 20 dwellings and a maximum of 23 dwellings per ha.
- Phasing of any development in relation to infrastructural works

The proposed link road is to develop a bypass on the eastern fringe of the town between the A25 Strangford Road to the B1 Ardglass Road.

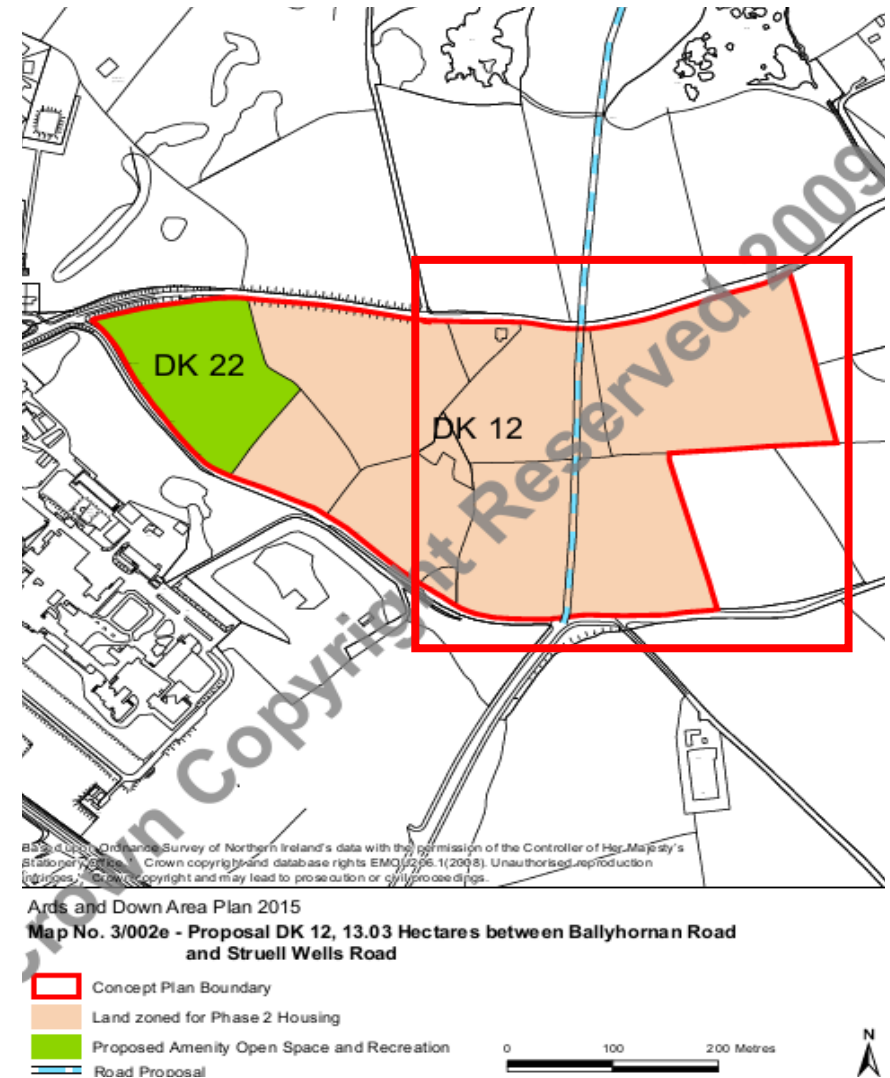
A portion of the proposed road appears to already have been constructed and the proposed route will dissect a portion of the subject lands.

The subject lands are located adjacent to a proposed large scale mixed-use development comprising 1,100 dwellings, retail units, community facilities, and a primary school (planning reference LA07/2025/0124/O).

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 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9563



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

MARK PATTESON

mark.patterson@okt.co.uk

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**OK
T**