



FOR SALE

RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE PLANNING APPROVAL FOR  
8 UNITS – 0.8 ACRES  
SAUL ROAD, DOWNPATRICK, CO DOWN, BT30

Colliers



## Site Summary

- The site comprises 0.8 acres (approx.)
- Zoned within the Ards and Down Area Plan 2015
- Outline planning approval has been granted for 8 housing units. Planning Reference LA/07/2024/0203/O
- Offers invited in excess of £275,000



## LOCATION

Downpatrick is located 22 miles (36km) south of Belfast and is linked to Belfast by the A7 corridor which services Crossgar, Saintfield and Carryduff. It is one of the main commuter routes into Belfast from the outlying southern towns and villages of County Down.

Downpatrick is classed as a Medium Town by the NI Statistics and Research Agency (NISRA) with a population of c. 11,000 people.

## DESCRIPTION

The subject site is located on the Saul Road, one of the premier residential locations in Downpatrick, comprising c. 0.8 acres. The site is located on the outer development limits of the town and was formerly used as an industrial depot.

Surrounding land uses are a combination of modern, good quality private, residential developments, single residential houses and agricultural fields, mainly sown in grass.

The site is on the southern side of the road and is generally flat in topography before sloping downward to the rear.

## SITE AREA

0.8 acres approx.

## TENURE

We are advised that the site is held freehold.

## PLANNING

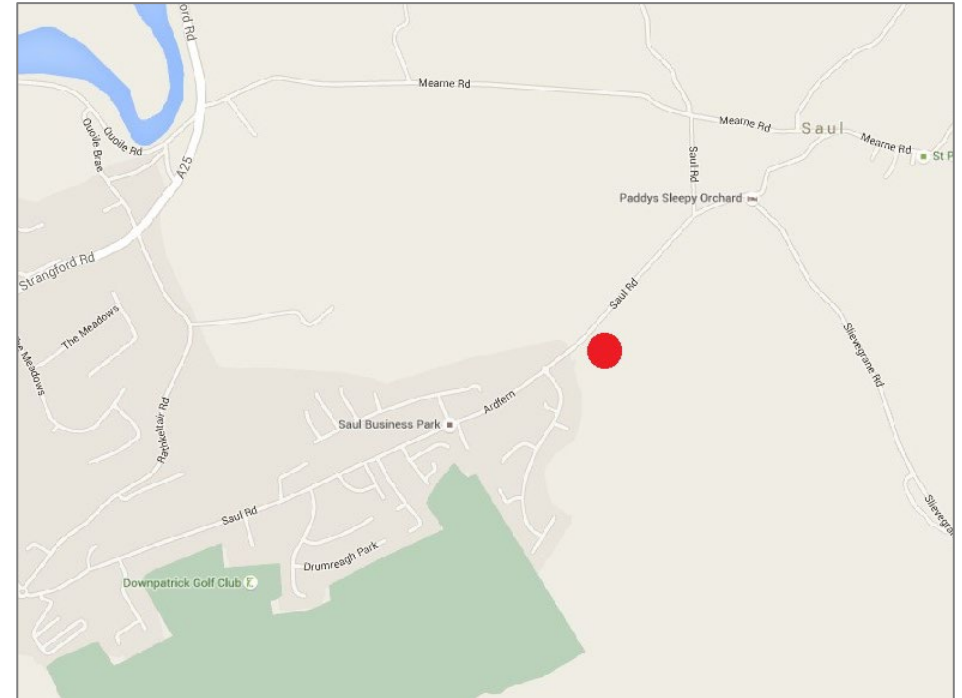
The site falls within the remit of the Ards and Down Area Plan 2015 and is zoned as undesignated “white” land. Outline planning approval was granted on the 2<sup>nd</sup> April 2025 for the development of 8no. housing units.



## PRICE

Offers invited in excess of £275,000 exclusive

## LOCATION PLAN



## TERMS

The Freehold interest is available with Vacant Possession.

## SALES PROCESS

The sale will be on an unconditional basis. Bid submission date for offers to be advised.





## VAT

We understand the site is elected for VAT purposes.

## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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