



Prime  
Development  
Opportunity—  
Full  
Planning Granted

For Identification Purposes Only / Not To Scale

# For Sale—Prime Mixed Use Development Site

Surface car park with full planning permission for commercial and residential development at Monaghan Street & Railway Avenue, Newry



## Location

Newry occupies a strategic location between Belfast and Dublin, c. 37 miles south west of Belfast. The city benefits from excellent road linkages to Belfast, Dublin and the wider motorway network as well as Newry railway station being located on the main Belfast to Dublin line.

The subject property is located in a highly prominent location in Newry City Centre fronting Upper Edward Street, Railway Avenue and Monaghan Street which is a busy thoroughfare linking Newry City Centre to the A1 Dual Carriageway, the main arterial route connecting Belfast and Dublin.

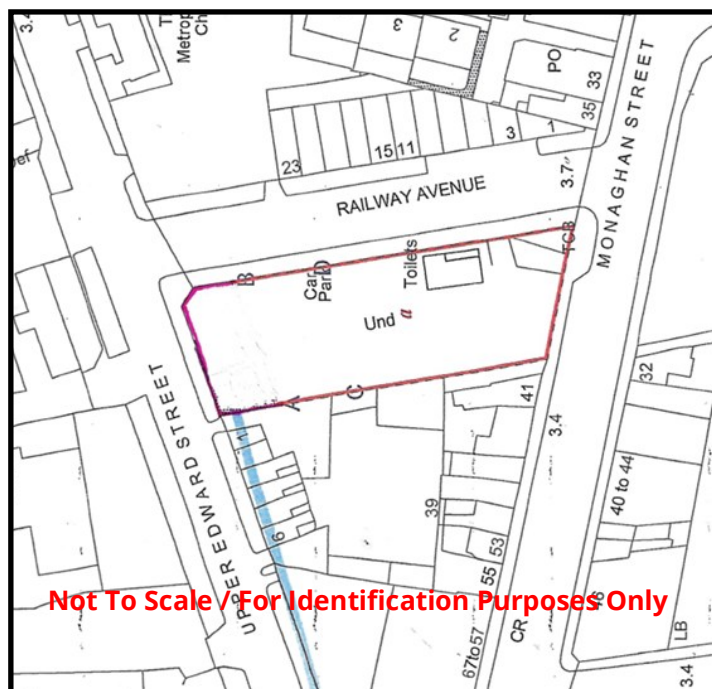
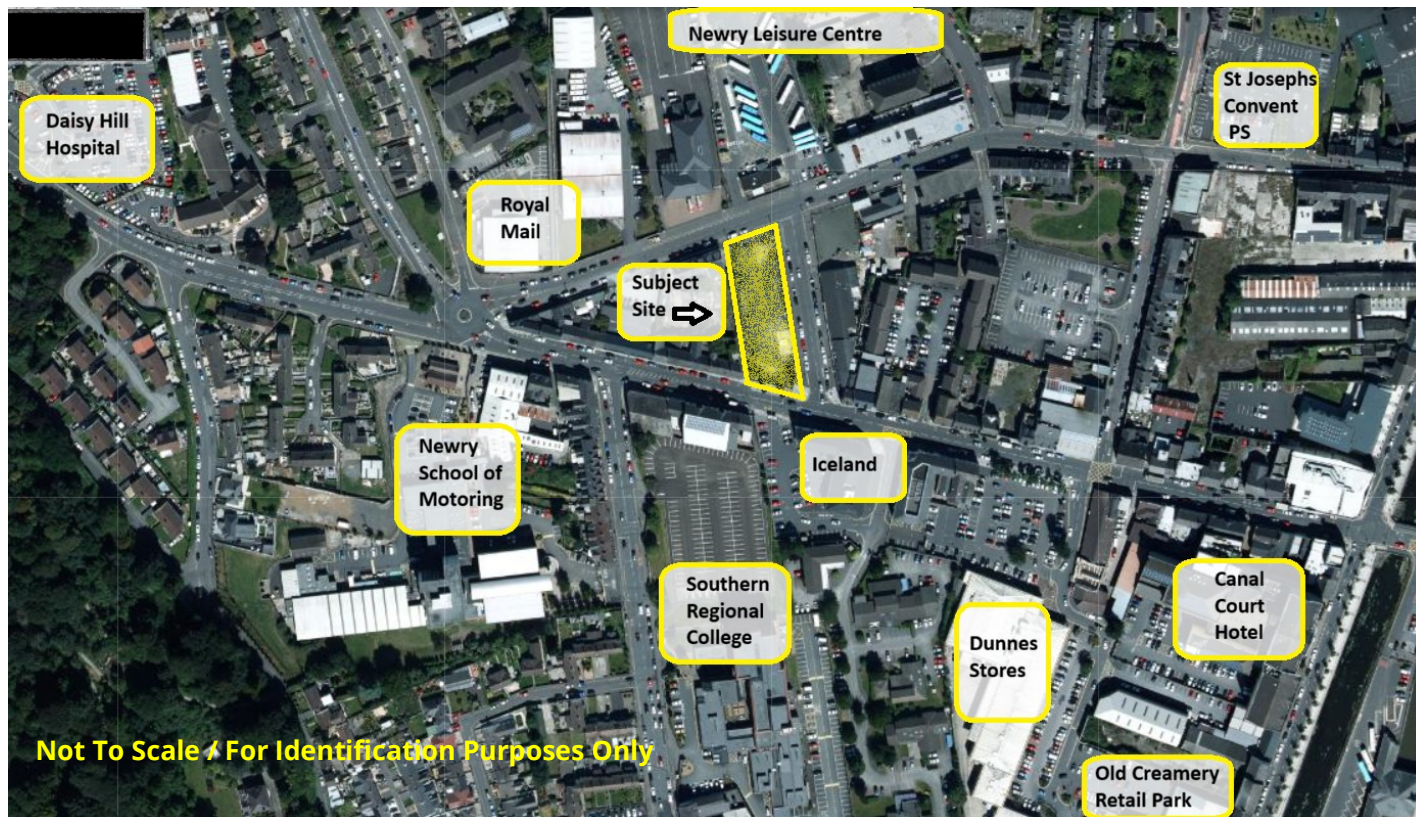
The surrounding area comprises a mix of commercial, medical, leisure, social and educational uses. Occupiers in close proximity include Daisy Hill Hospital, Southern Regional College (which is seeing an investment of approx. £14.5M to create a new Innovation Centre in 2026), Canal Court Hotel, Newry Health Village, Iceland, Old Creamery Retail Park to include retailers such as TK Maxx, Dunnes Stores, B&M Bargains, Savers, Lynas Foods etc.

Within minutes of the subject site is located the Buttercrane Shopping Centre consisting of approx. 260,000 square foot with occupiers including Primark, Sports Direct, Lidl etc. The Quays Shopping Centre (approx. 375,000 square foot) is also in close proximity to include occupiers such as a 10 screen Omniplex cinema, Sainsburys, Marks & Spencer etc.

## Description

The subject property represents a relatively flat topographical site of approx. 0.5 acres. The site is rectangular in shape and was previously utilised as a car park facility. The property is enclosed by a low stone wall with two existing access points onto Railway Avenue.

There are 2 x 48 sheet advertising bill boards on the corner of Monaghan Street & Railway Avenue. Details of the Licence Agreement available from the agent.



## Planning

The site is located within the Development Limit for Newry City within the designated City Centre Boundary and is also zoned as a Development Opportunity Site (NY78).

See below planning history for the subject site—

1. Application **LA07/2020/0123/O** and **LA07/2020/1406/RM** — Proposed mixed use development comprising of 2 No. ground floor retail units with 43 No. apartments above. Retail unit 1 will have a floor space of 463sq. metres while Retail unit 2 will have a floor space of 157sq. metres. The apartments will be in 3 No. blocks and will consist of 5 No. one bedroom apartments and 38 No. two bedroom apartments. Planning granted 15th February 2021.

**LA07/2025/0105/CLEUD** granted 17th April 2025.

Further details of current planning consent available from the agent.



CGI for the proposed mixed use scheme which is 'shovel ready'

## Planning continued—

2. Application **P/2010/1267/F**—erection of car wash storage building approved 4th February 2011
3. Application **P/2010/1261/A**—free standing and building mounted signage for car wash approved 7th January 2011
4. Application **P/2008/1558/F**—Mixed use development over 5 storeys consisting of 7 ground floor retail units, 8 office units (ground and first floor), 53 apartments with basement car parking approved 15th June 2009.
5. Application **P/2006/0199/F**—Erection of 1 block to create 41 apartments, 4 retail units and 1 restaurant with basement car parking and erection of 1 block to create 12 apartments and 2 retail units with basement car parking.

Subject to any necessary planning consent the property may be suitable for alternative or amended planning permissions. Perspective purchasers should satisfy themselves regards current planning consent.

### NAV

We are advised by Land & Property Services of the following—

Public Toilets (building now demolished)  
NAV—£1,600 (Exempt)

Advertising Site  
NAV—£2,000  
Rate £ 2025 / 26— 0.600784  
Rates Payable— £1,202 pa (payable by Licensee)

### Title

We understand the land is held by way of long leasehold / freehold interest.

## Asking Price

Unconditional offers invited

### VAT

All prices, rentals and costs are quoted exclusive of VAT which we are advised is not applicable.



For further information or to arrange a viewing, please contact:-

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