

FOR SALE BY PRIVATE TREATY

Brookfield House & Lands at Scarva Road

Banbridge, BT32 3YL

Superb opportunity to acquire development lands which previously benefitted from FPP for 30 no. units



Boundary for indicative purposes only.



BROOKFIELD HOUSE & LANDS AT SCARVA ROAD, BANBRIDGE

Dromore 9.0 miles, Craigavon 11.4 miles, Newry 15.0 miles, Belfast 25.8 miles, Dublin 80.3 miles

OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE WITH PREVIOUS FULL PLANNING PERMISSION

Attractive lot size of about 10.1 acres (4.1 ha)

Convenient access off Scarva Road with fantastic local amenities

Previously benefitted from full planning permission for 30 units under planning ref LA08/2017/0427/F

Asking price of £900,000 (Nine Hundred Thousand Pounds Sterling)

Location

Banbridge is a vibrant town in County Down, celebrated for its natural beauty and rich historic heritage. Named after the bridge built over the River Bann in 1712, the town is steeped in history, with a strong connection to the linen industry and its iconic landmark, “The Cut,” which runs through the town centre.

In recent years, Banbridge has grown in popularity, supported by excellent retail amenities such as the and The Boulevard outlet, home to leading brands including M&S, Levi’s, and Costa Coffee.

The town centre, less than a ten-minute walk from the proposed development site, offers a mix of family-run businesses, boutiques, cafés, butchers, bakeries and pubs, creating a welcoming community atmosphere. Banbridge is well connected by public transport, providing convenient links to surrounding towns and Belfast City Centre.

Education is well catered for, with primary schools such as St Mary’s Primary School and Ballydown Primary School, and secondary education available at Banbridge Academy, Banbridge High School, Southern Regional College, and St Patrick’s College, among others.



Belfast
26 miles

THE
BOULEVARD
OUTLET SHOPPING | BANBRIDGE

The Boulevard
3 miles



Bus Station
1 mile

TESCO
Superstore

Tesco Superstore
1 mile



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Description

This is a fantastic opportunity to acquire a prime development site which previously benefitted from full planning permission.

The site extends to about 10.1 acres (4.1 hectares) which previously benefitted from planning consent for a residential scheme comprising 30 homes, to include the restoration of the historic Brookfield House.

This remarkable site, known as the former Linen Baron estate, once featured Brookfield House, dating back to circa 1760.

Although Brookfield House suffered severe fire damage, it was once an expansive and elegant residence. The property was occupied by the Smyth family for over 200 years and originally built for Brice Smyth, founder of Brice Smyth & Sons of Brookfield, a prominent name in the linen industry.

The proposed development enjoys access via Scarva Road and is surrounded by established residential properties, enhancing its appeal and connectivity.

Planning

The lapsed planning permission is available under reference LA08/2017/0427/F for:

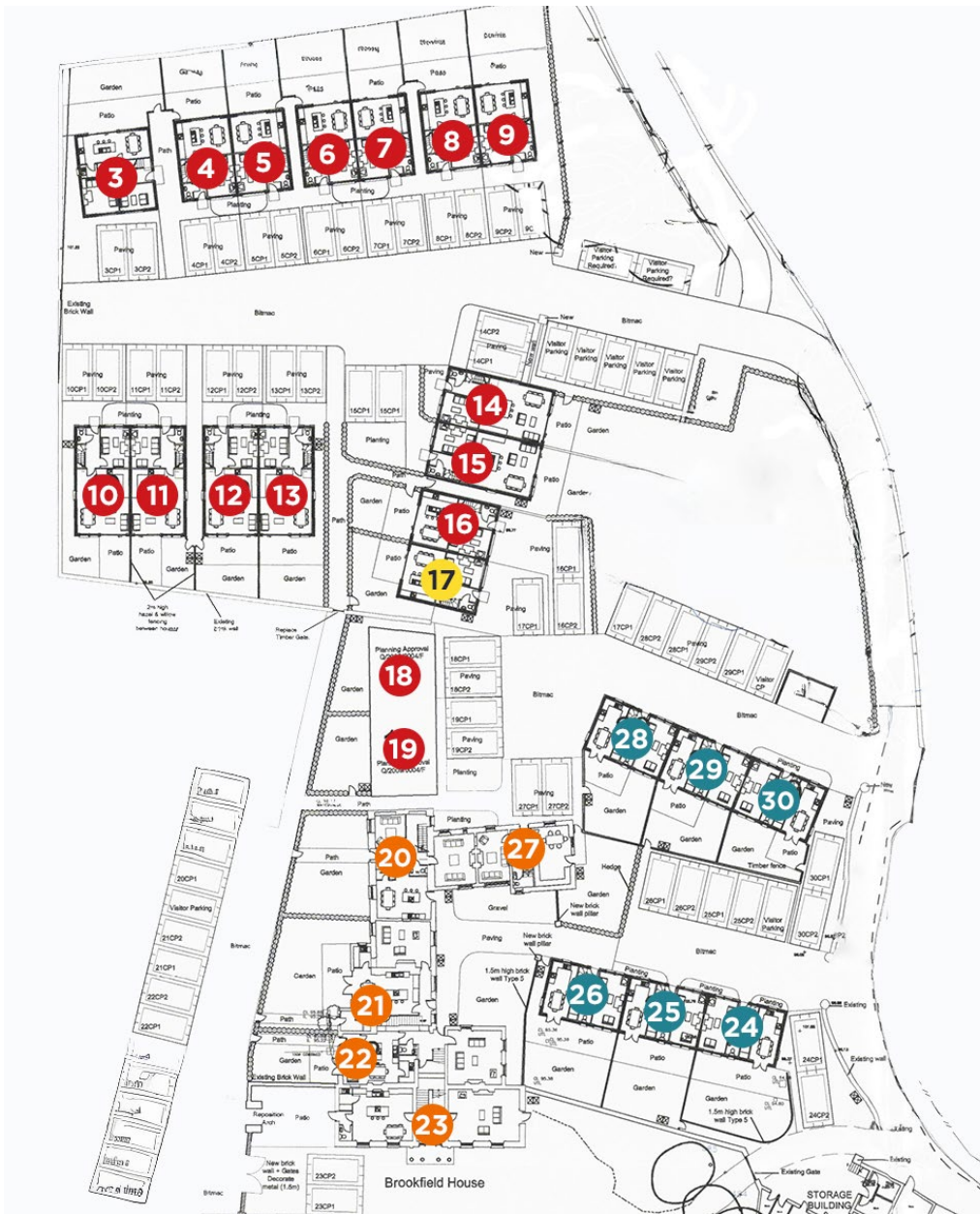
“Restoration of Brookfield House to provide 5 dwellings; restoration of 1 outbuilding to provide 3 dwellings; demolition of 1 outbuilding; 3 new-build dwellings adjacent to Brookfield House; and 15 new dwellings located within the existing walled garden, along with restoration of existing gates, pillars, and driveway”.

Further details are available upon request.

Prime residential development opportunity in Banbridge, a thriving and well-connected commuter town

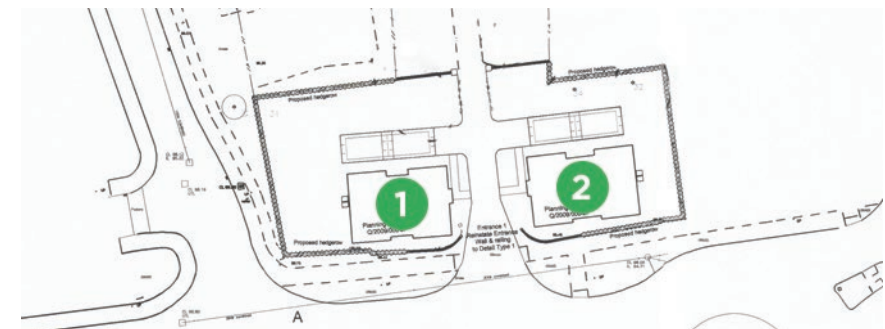


Site plan



Accommodation Schedule

No.	House Type	Description	Bedrooms	Sq Ft
1	Detached Gate Lodge	Renovation & Extension	2 bed	786
2	Detached Gate Lodge	Renovation & Extension	2 bed	829
3	Semi-detached	New Build	4 bed	1,399
4	Semi-detached	New Build	4 bed	1,399
5	Semi-detached	New Build	4 bed	1,399
6	Semi-detached	New Build	4 bed	1,399
7	Semi-detached	New Build	4 bed	1,399
8	Semi-detached	New Build	4 bed	1,399
9	Semi-detached	New Build	4 bed	1,238
10	Semi-detached	New Build	4 bed	1,238
11	Semi-detached	New Build	4 bed	1,238
12	Semi-detached	New Build	4 bed	1,238
13	Semi-detached	New Build	4 bed	1,238
14	Semi-detached	New Build	4 bed	1,238
15	Semi-detached	New Build	3 bed	915
16	Semi-detached	New Build	3 bed	915
17	Detached	New Build	3 bed	915
18	Semi-detached	New Build	3 bed	1,098
19	Semi-detached	New Build	3 bed	1,098
20	Brookfield House	Renovation	3 bed	1,894
21	Brookfield House	Renovation	3 bed	1,722
22	Brookfield House	Renovation	3 bed	1,916
23	Brookfield House	Renovation	3 bed	2,379
24	Terrace	Renovation	3 bed	1,141
25	Terrace	Renovation	3 bed	1,066
26	Terrace	Renovation	2 bed	1,442
27	Brookfield House	Renovation	2 bed	1,313
28	Terrace	New Build	3 bed	1,292
29	Terrace	New Build	3 bed	1,292
30	Terrace	New Build	2 bed	967
				38,804



Gatelodge 1 & 2 at entrance

General remarks

TITLE

We assume the property is held under freehold title and we are advised that there is a pedestrian right of way to Brookfield House. Further details upon request.

VIEWINGS

Viewings are strictly by appointment and to be arranged with sole agent, Savills Ireland.

VAT

All prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

SALE PRICE

The property is being offered for sale for £900,000 (Nine Hundred Thousand Pounds Sterling)

OFFERS

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie) & Alex Pelan (alex.pelan@savills.ie)

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SOLICITORS

TBC

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

LISTINGS

Brookfield House & outbuildings are listed under Category B2 (Ref: HB17/05/004 A). Gate Lodges, walls & railings are listed under Category B2 (Ref: HB17/05/004 B).

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



CONTACT

For further information please contact:



Savills Belfast
2nd Floor,
Longbridge House,
16-24 Waring Street,
Belfast, BT1 2DX

savills.ie

Neal Morrison

neal.morrison@savills.ie
+44 (0) 28 9026 7824

Alex Pelan

alex.pelan@savills.ie
+44 (0) 28 9026 7829

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