



G/25/111

**FOR SALE
CARGIE ROAD
CULLYHANNA
CO. ARMAGH**

**BUILDING SITE WITH FULL PLANNING PERMISSION ON APPROX. 4.9 ACRES
IN 1 OR 2 LOTS.**



An exciting opportunity to acquire this site and land which is bordered on 1 side by the Cullyhanna river which slowly winds its way through this rich nook of Co. Armagh countryside.

Guide Price:- Offers around £155,000

Closing Date For Offers:- Tuesday 10th September 2026

(028) 302 66811
www.bestpropertyservices.com

BESTPROPERTYSERVICES (NI) LTD
108 Hill Street, Newry, Co Down,
BT34 1BT
e-mail – info@bestpropertyservices.com

These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Cullyhanna head South West on the Sheetrim Road, keep right for approximately 0.7 miles before turning right onto the Cargie Road, proceed for approximately 1.1 miles and the lands in sale are located on your right hand side.



❑ PLANNING

Full planning consent was granted for a 4 bed replacement dwelling and garage in October 2011 (Planning Reference P/2010/0875/F).

In January 2014 a change of house type was approved (Planning Reference P/2013/0206/F). The foundations have been excavated to ensure the continuity and validity of the planning permission, demonstrating the lawful commencement of the approved development (Building control reference FP/2018/1301/MAST)

Intending purchasers are advised to have their own architect provide independent planning advice if necessary.

❑ AREA

The overall area extends to approximately 4.9 acres.

❑ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENTS)

The SFP entitlements are not included within the sale.

❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser(s) on completion.

❑ WATER SUPPLY

The Cullyhanna river borders these lands on the Northeast. However, the successful purchaser (s) will be responsible for establishing their own mains water supply at their own expense if required.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.



❑ VENDOR'S SOLICITOR

Tara Walsh, 5-6 Sandy Street Newry Co. Down BT34 1EN
reception@tarawalshsolicitors.co.uk

❑ LAND REGISTRY

The lands in sale are comprised within part of folio 11686 Co. Armagh.

❑ VIEWING

By inspection on site at any time.

❑ GUIDE PRICE

Offers Around £155,000

❑ CLOSING DATE FOR OFFERS

Tuesday 10th September 2026

Contact

Garry Best

garry@bestpropertyservices.com
02840331234

James Rice

james@bestpropertyservices.com
02840331235

108 Hill Street, Newry, Co. Down, BT34 1BT
Tel: 028 30266811

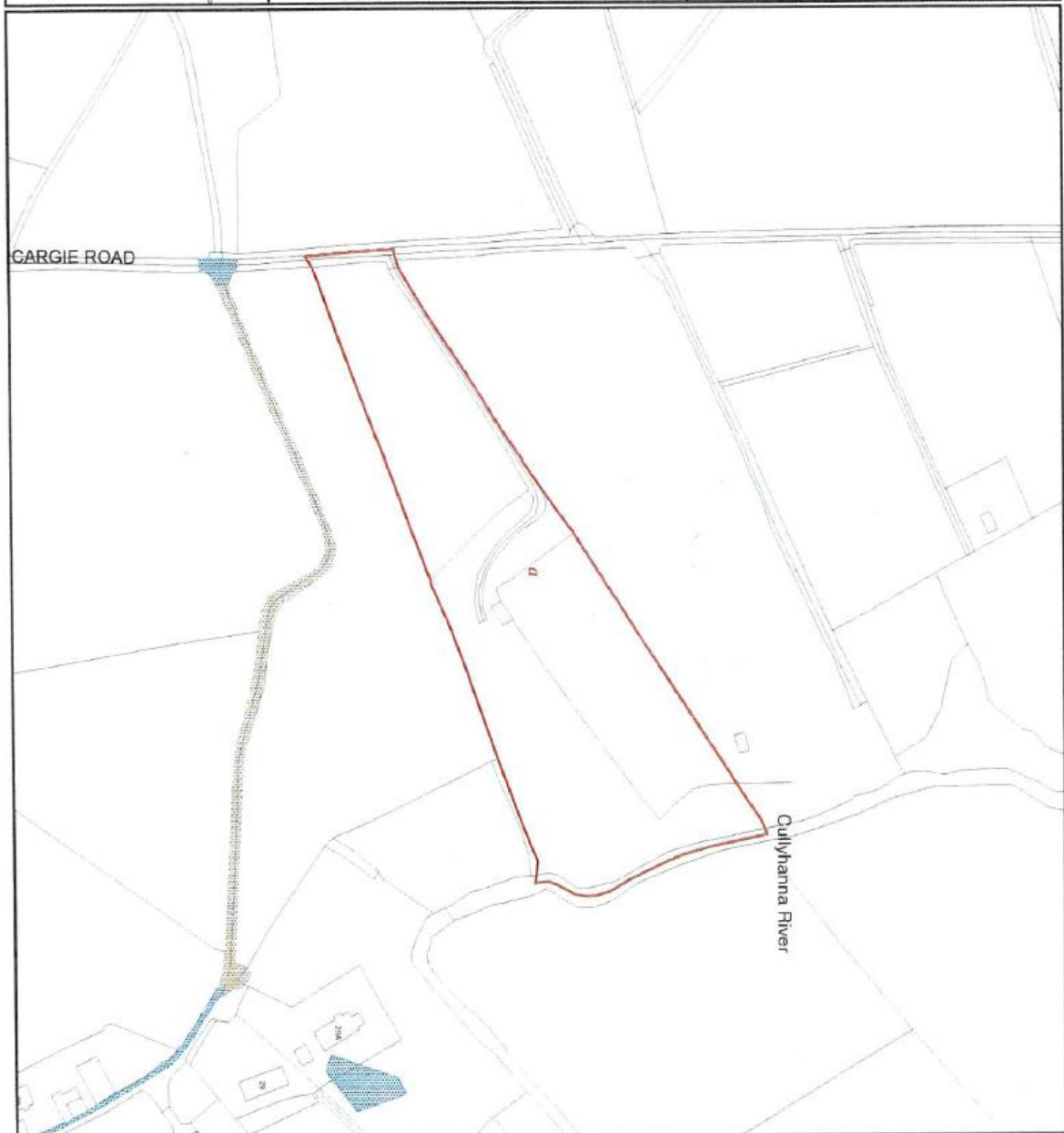
www.bestpropertyservices.com



	
Land & Property Services <i>Scribbins Talun & Maime</i> THE LAND REGISTRY CLARINN NA TALUN	
Date:	29 Jan 2025
County:	Armagh
Folio:	T1686
Scale:	1:2500
Our Ref:	
Your Ref:	
Map Ref(s):	
Sheet 1 of 1	

Key to folio labels:

a - 11686



❑ BUILDING CONTROL

Marie Ward
Chief Executive



Comhairle Ceantair
an Iúir, Mhúrn
agus an Dúin
**Newry, Mourne
and Down**
District Council

FP/2018/1301/MAST

16 August 2024

Dear Sir / Madam

**Re: New Dwelling with Detached Garage at 43 Cargie Road
Cullyhanna**

Further to our **Foundation** inspection carried out on **11 September 2018** at the above address, we can confirm that works have **commenced on site**.

Should you have any queries concerning the above, please do not hesitate to contact me.

Yours faithfully

Trevor Hughes

Trevor Hughes
Building Control Surveyor

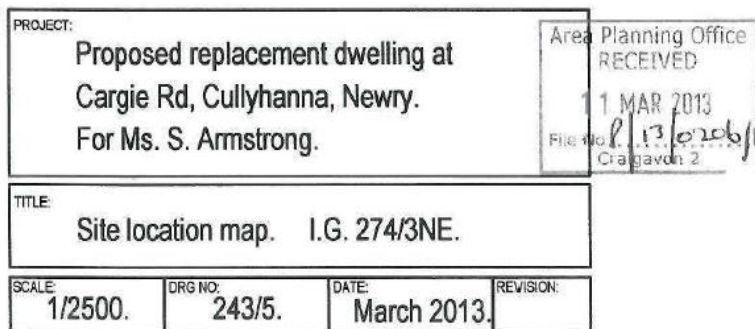
BR57

Oifig an Iúir
Newry Office
O'Hagan House
Monaghan Row
Newry BT35 8DJ

Oifig Dhún Pádraig
Downpatrick Office
Downshire Civic Centre
Downshire Estate, Ardglass Road
Downpatrick BT30 6GQ

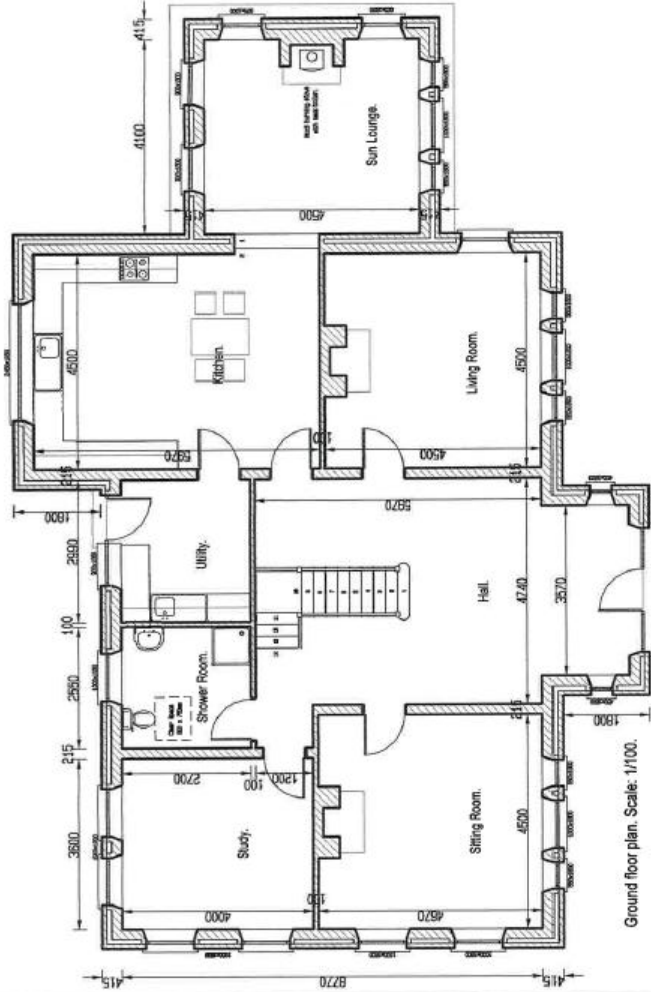
0330 137 4000
council@nmandd.org
www.newrymournedown.org

Ag freastal ar an Dún
agus Ard Mhacha Theas
**Serving Down
and South Armagh**

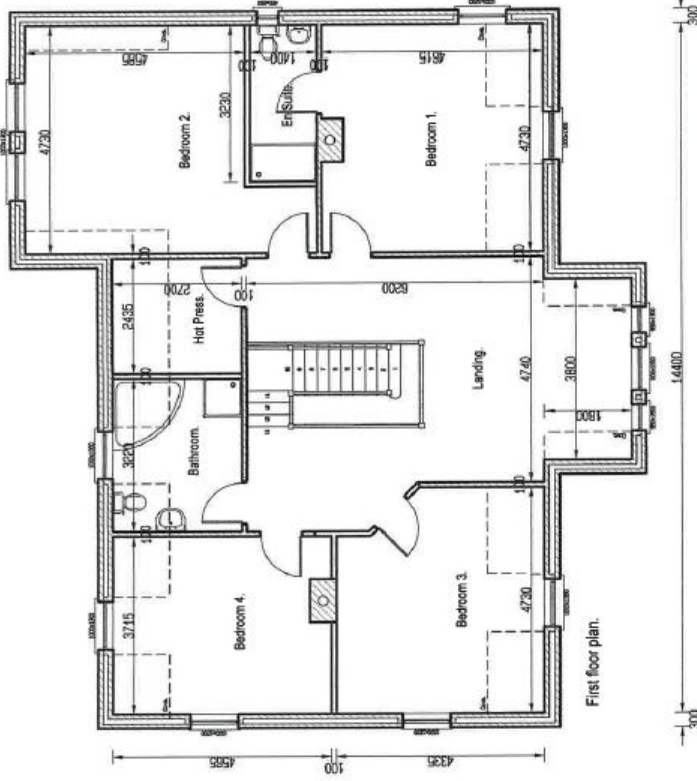


DRAWINGS & ELEVATIONS





Ground floor plan. Scale: 1/100.



First floor plan.

Area Planning Office
RECEIVED
8 NOV 2013
File No. 13-0206
C-13-0206

DOE
Drawing
Number 3.001

C. 2-6-13, Floor plans & elevations amended. Planning.
Revisions.

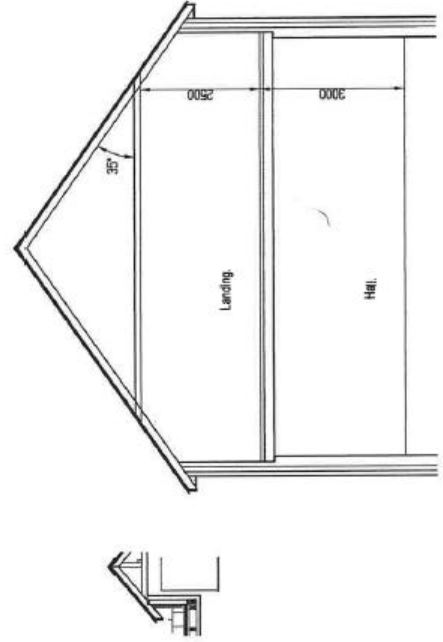
PROJECT:

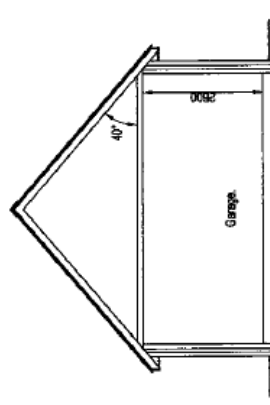
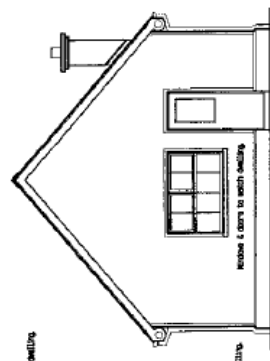
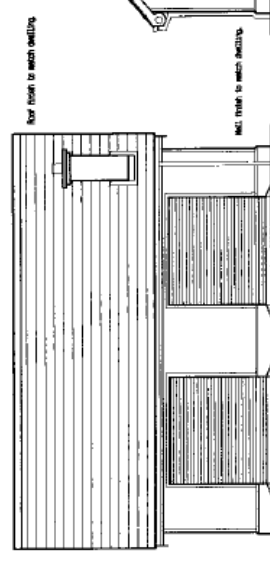
Proposed replacement dwelling at
Cargie Rd, Cullyhanna, Newry.
For Ms. S. Armstrong.

TITLE:

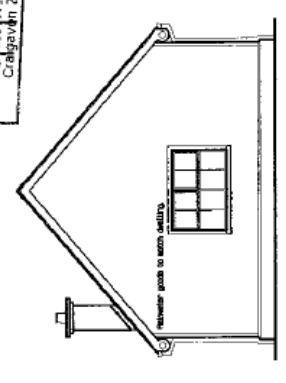
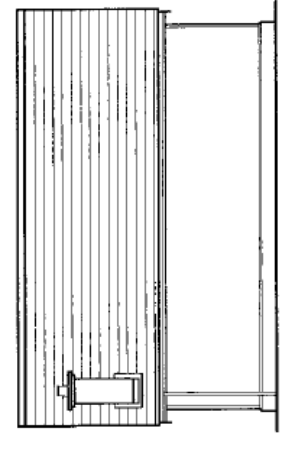
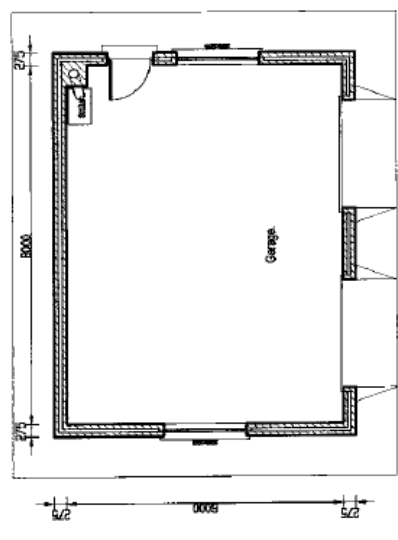
Proposed floor plans & section.

Section. Scale: 1/100.





Area Planning Office
RECEIVED
11 MAR 2013
FILE NO. 1302064
Craigavon 2



Drawing
5
Number

PROJECT:	Proposed replacement dwelling at Cargie Rd, Cullyhanna, Newry. For Ms. S. Armstrong.
TITLE:	Garage plans.
SCALE:	1/100.
DRG NO:	243/4.
DATE:	March 2013
REVISION:	