BEST
LAND

G/26/052

FOR SALE
SUMMERISLAND ROAD
LOUGHGALL
CO ARMAGH

BUILDING SITE WITH OUTLINE PLANNING PERMISSION FOR 3 DETACHED DWELLINGS ON APPROXIMATELY 0.64 ACRES



This site is well located and is only approximately 10 minutes from Portadown. These lands are situated at the junction of Ardress West Road & Summerisland Road, approx. 0.7 miles from Ardress House

Guide Price:- Offers around £145,000

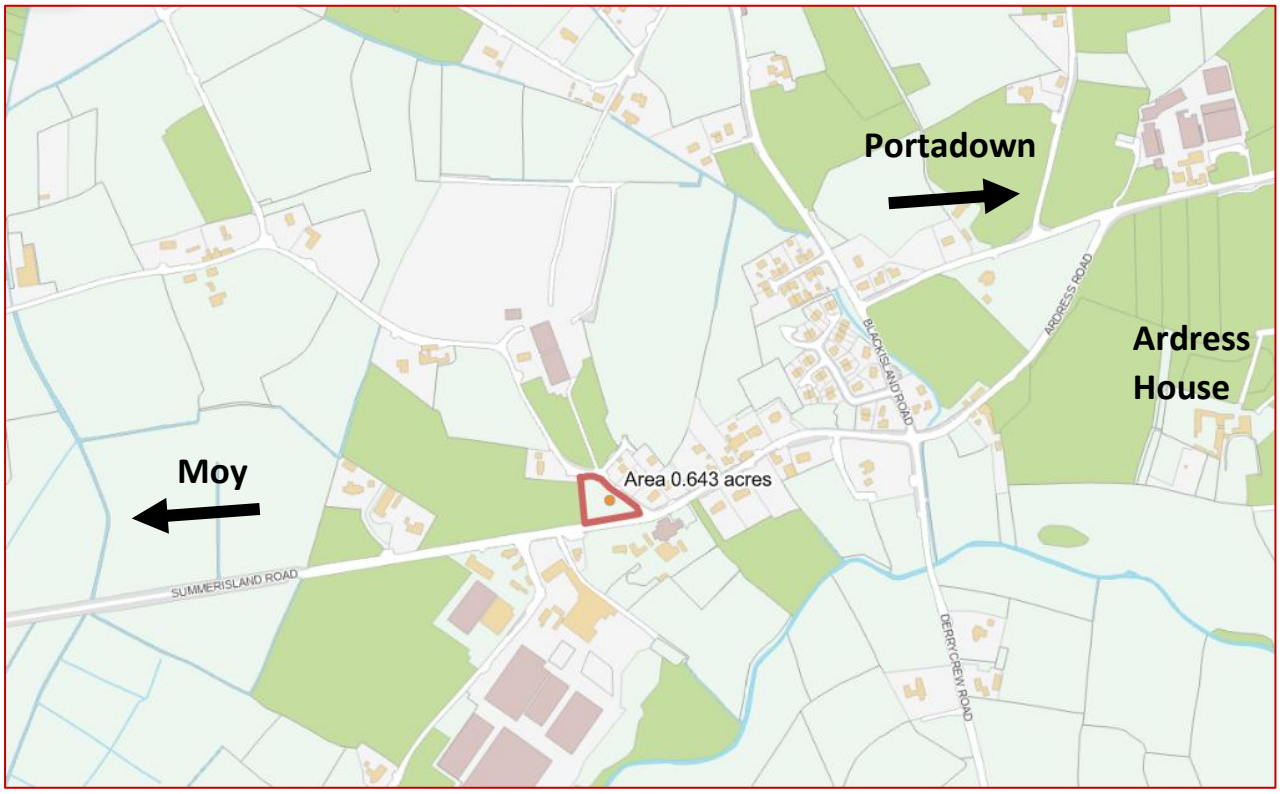
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BT34 1BT
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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst 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 Moy head Southeast on Charlemont Street at the roundabout take the first exit onto College Lands Road proceed for approximately 4.3 miles to the Summerisland Road and the lands in sale will be located on your left-hand side.



❑ PLANNING

Outline planning consent was approved (5 year expiry) for up to 3 dwellings with associated site works, granted in June 2026 under Planning Ref: LA08/2024/1451/O

NI Water has advised that there is capacity for this development, subject to satisfactory sewerage plan. (Consulation response is valid for 18 months).

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

❑ AREA

The site area extends to approximately 0.64 acres.

❑ 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

Michael Dickson, CT McAlpine & Son, 12 Northland Row, Dungannon BT71 6AT
ctmcalpine@outlook.com

❑ VIEWING

By inspection at any time



❑ GUIDE PRICE

Offer around £145,000

Contact

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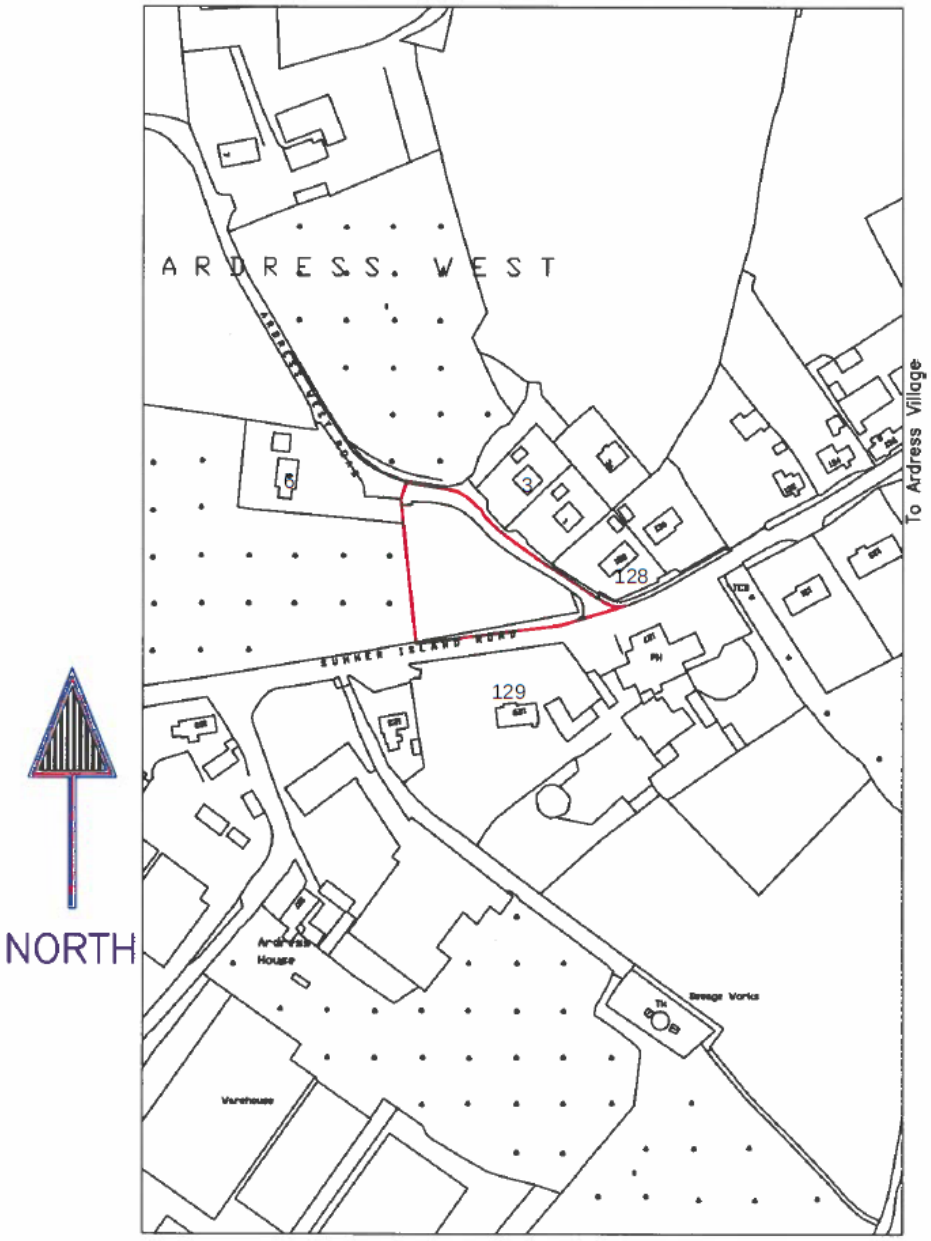
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BEST
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❑ SITE MAP

Drawing No: 01



Site Location Map
Scale:- 1:2500
Location:- Summerisland Road, Loughgall, Armagh
OS Ref:- 180 15 NE
Application site outlined red
Site Area:- 0. 3434Ha
Drawing No:-Ardress 2

❑ DRAWINGS & ELEVATIONS

