



G/25/032

**FOR SALE
MONAGHAN ROAD
ARMAGH**

**QUALITY LANDS EXTENDING TO APPROXIMATELY 7 ACRES, ADDITIONALLY
A 0.5 ACRE BUILDING SITE WITH FULL PLANNING CONSENT IS AVAILABLE
IN ONE OR MORE LOTS**



**An excellent chance to obtain a site and agricultural land within the Milford &
Armagh city region**

Guide Price: - Offers around £215,000

Closing Date For Offers: - Thursday 10th July 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

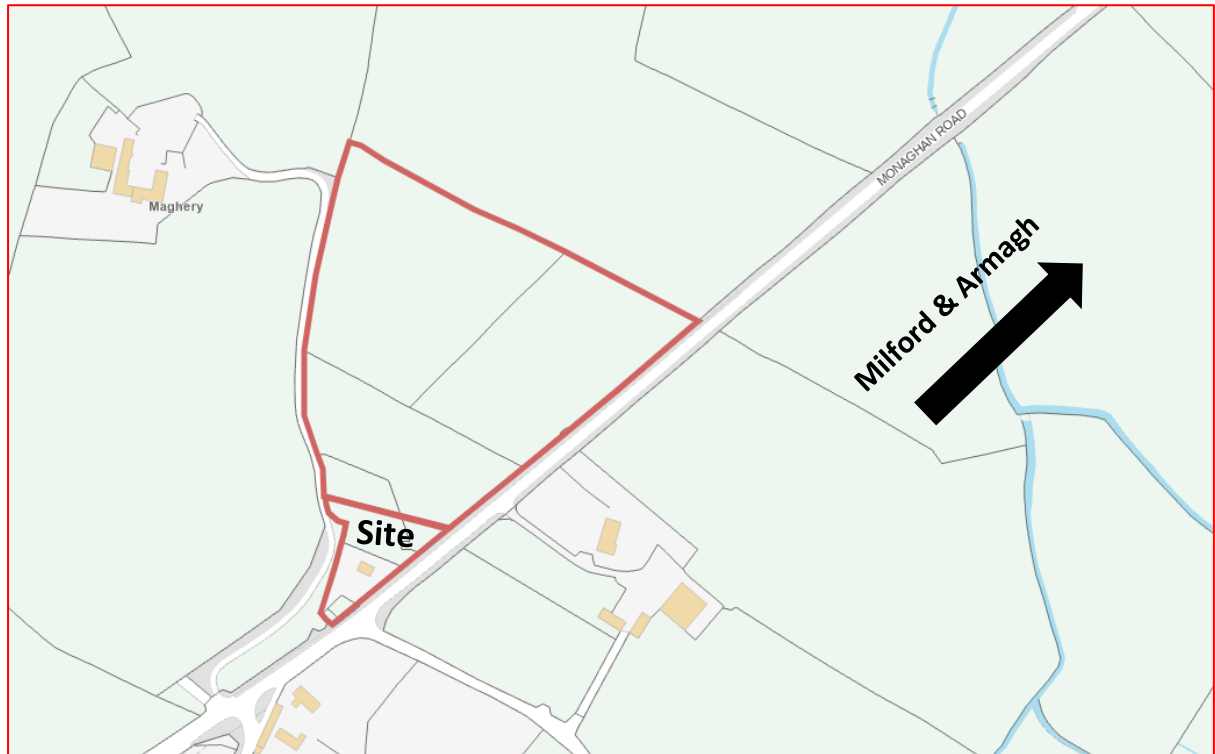
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

Also at:- Armagh and Dundalk

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 Armagh City take Irish Street for approximately 0.4 miles before turning right onto the Armagh/Monaghan Road. Continue along for 2.5 miles and the lands in sale will be located on your right hand side.



❑ PLANNING

Full planning consent for a replacment dwelling with detached garage was granted in August 2017 (Planning Reference LA08/2017/0853/F)

Work has commenced in order to retain the planning permission under Building Control Reference: FP/2022/1638

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

❑ AREA

The overall area for the site extends to approximately 0.5 acres.
The overall area for the agricultural lands extends to approximately 7 acres.

❑ BOUNDARIES

If the building site is sold separately, the site boundaries will be as per site map B and the new site owner will be responsible for establishing a new stock proof fence along these boundaries.

❑ 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.

❑ 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

J.J Taylor & Co 1 Mallview Terrace Armagh BT61 9AN
info@jjtaylorsolicitors.com

❑ VIEWING

By inspection on site at any time.



❑ GUIDE PRICE

Lot 1- Site extending to approximately 0.5 acres
Offers Around £55,000

Lot 2- Agricultural lands extending to approximately 7 acres
Offers Around £160,000

Entire- Offers Around £215,000

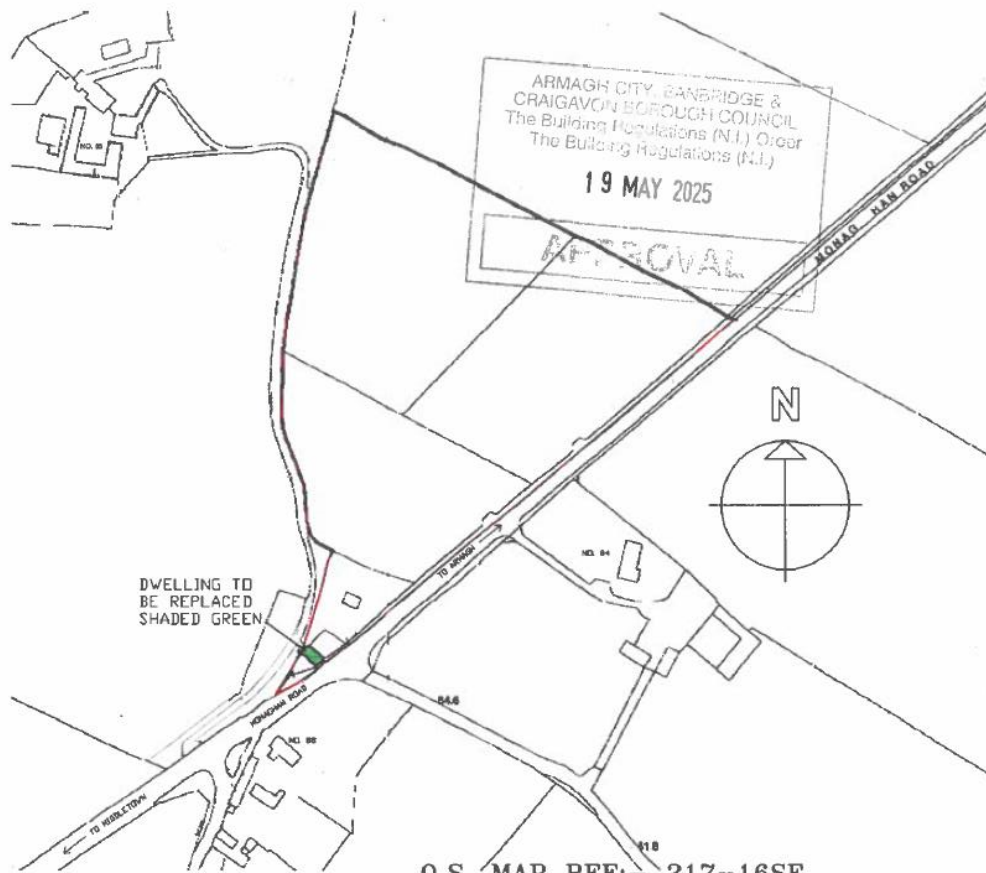
❑ CLOSING DATE FOR OFFERS

Thursday 10th July 2025

MAP B



□ SITE MAP



LOCATION MAP
SCALE:- 1:2500.


SITE OUTLINED IN RED

ADJOINING LAND OWNED
OUTLINED IN BLUE

AREA OF SITE = 1651 SQ.M.

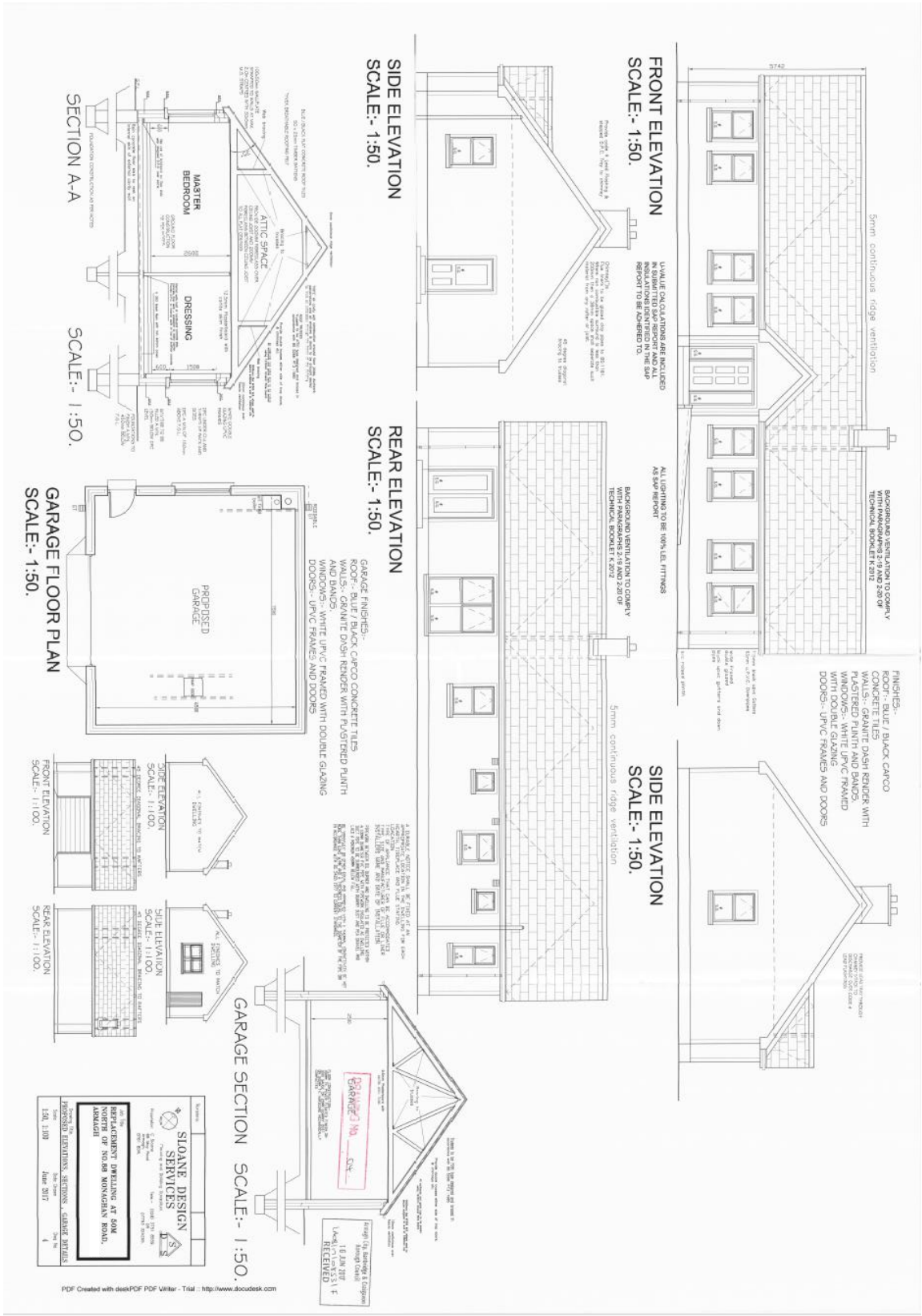
| | |
|---|-----------|
| ARMAGH CITY BANBRIDGE & CRAIGAVON BOROUGH COUNCIL | |
| DATE: | REF NO: |
| 16 JUN 2022 | 2022 1638 |
| BUILDING CONTROL | |

O.S. MAP REF:- 217-16SE

| | | |
|---|-------------------------|--|
| Revisions. | | |
|  SLOANE DESIGN SERVICES Planning and Building Consultant | | |
| Proprietor: C. Sloane 68 May Road Armagh, BT61 8DW. | | Tele:- (028) 3751 8559. OR 07793 324255. |
| Job Title REPLACEMENT DWELLING AT 50M NORTH OF NO.88 MONAGHAN ROAD, ARMAGH | | |
| Drawing Title: LOCATION MAP | | |
| Scale 1:2500. | Date Drawn June 2022 | Dwg No 1 |



DRAWINGS & ELEVATIONS



**Armagh City Banbridge and Craigavon
Borough Council
Building Control Services**

Approval of Plans

THE BUILDING REGULATIONS (Northern Ireland) 2012 (as amended)

Plan Ref: FP/2022/1638

Location: 83 Monaghan Road
Middletown

Description of Works: Detached single storey dwelling and detached
single storey garage (replacement)

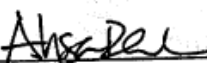
Date of deposit of Plans: 17 June 2022

The Borough Council hereby give you notice pursuant to Article 13 of the Building Regulations (Northern Ireland) Order 1979 (as amended) that the said plans have been approved. The passing of these plans operates only for the purposes of the requirements of the Building Regulations (Northern Ireland) 2012 (as amended) and does not operate as an approval for other statutory provision whatsoever.

You are reminded of the necessity to comply with the requirements of Part A Regulation 12 to inform the Borough Council at the appropriate time notice relating to commencement and completion of certain stages of the work.

If the work to which the plans relate has not been commenced within three years from the date of deposit with the Council, then under Article 19 of the Building Regulations (Northern Ireland) Order 1979 (as amended), the Council may, by notice in writing, declare the said plans to be of no effect.

Dated: 19 May 2025


Tom Lavery
Head of Building Control

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