



G/25/052

FOR SALE
MARKETHILL ROAD
TANDRAGEE
CO ARMAGH

**BUILDING SITE WITH OUTLINE PLANNING PERMISSION ON
APPROXIMATELY 1.5 ACRES WITH FURTHER
DEVELOPMENT/COMMERCIAL POTENTIAL OF FORMER LARGE
STONE BUILT MILL ADJACENT TO LOCAL BEAUTY SPOT.**



**A fantastic opportunity to acquire a site in the countryside
convenient to both Clare Glen & Tandragee**

Guide Price: Offers Around £125,000

Closing Date for Offers: Tuesday 30th September 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 Tandragee take the A27 South for approximately 0.5 miles, at the roundabout take the 2nd exit on Markethill Road, continue along for 1 mile before turning left and proceed for approx. 0.1 miles and the lands in sale will be located on your right-hand side.



❑ PLANNING

Outline planning consent was granted in March 2024 (5-year expiry) for a replacement dwelling. Planning Reference: LA08/2023/2916/O

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

❑ AREA

The site area would appear to extend to approximately 1.5 Acres.

❑ VIEWING

By inspection at any time.



❑ 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.

❑ BOUNDARIES

The successful purchaser of the site will be responsible for establishing a new stock proof fence along the field boundary on the Southwestern side of the property from lands retained by the vendor.

❑ VENDOR'S SOLICITOR

Andrea Geddis, Con Lavery & Co, 34 Bridge Street Banbridge BT32 3JS
info@cjlavery.co.uk

❑ GUIDE PRICE

Offers Around £125,000

❑ CLOSING DATE FOR OFFERS

Tuesday 30th September 2025



crown copyright reserved

LOCATION PLAN

Job:

Client :

Drawn by :

R.J.Thompson, Chartered Engineer, 17 Greenan Road, Loughbrickland, Banbridge. BT32 3NR

tel : (028) 40624763 fax : (028) 40628639