

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

BEST PROPERTY SERVICES (N.I.) LTD

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

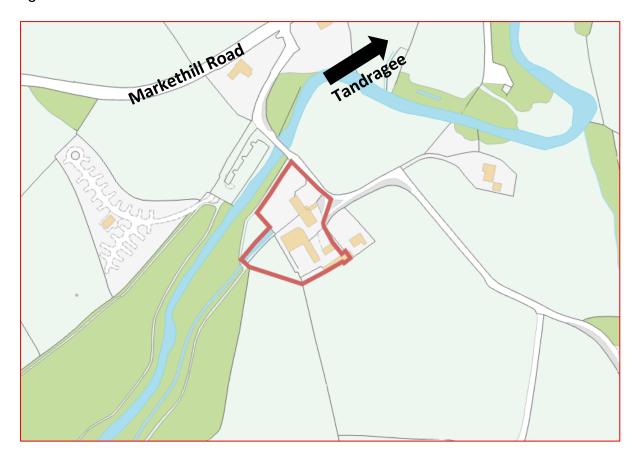
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

Also at:- Armagh and Dundalk

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□ 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 Soutwestern 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

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