



G/25/083

**FOR SALE
MELLIFONT CLOSE
ARMAGH**

VALUABLE LANDS EXTENDING TO APPROXIMATELY 16 ACRES



These lands are situated off the Portadown Road, just outside the current development limit, but with access via Mellifont Close.

Currently in grass pasture, this land would be considered as having an element of “hope value” due to it’s proximity to the current Development Zone line.

Guide Price:- £375,000

Closing Date For Offers:- Tuesday 18th November 2025

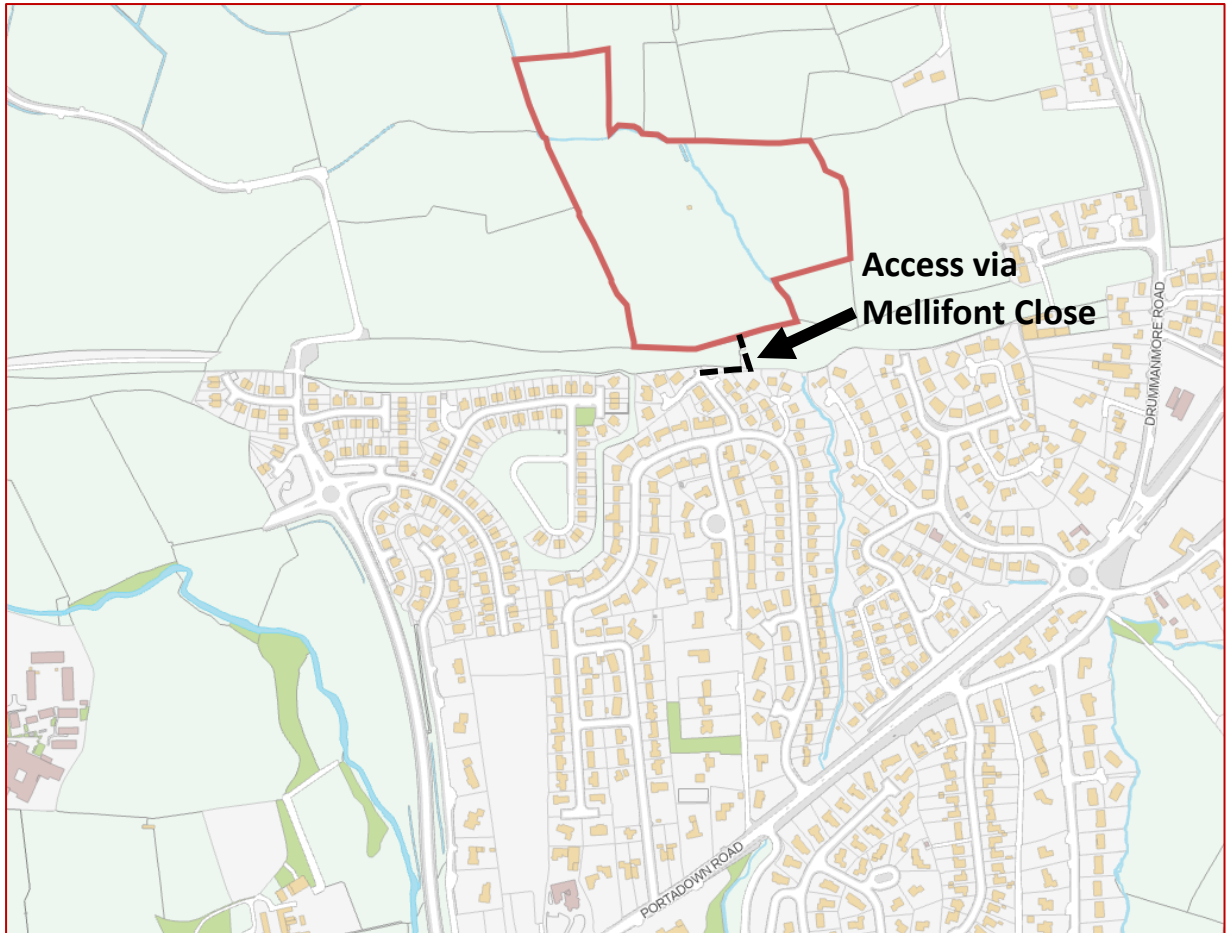
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Also at:- Armagh and Dundalk

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 Centre head North East on the A3 for approx. 0.9 miles, at the roundabout take the 2nd exit onto the Portadown Road, proceed for approx. 0.2 miles and turn left onto Mellifont Park, continue for approx 0.3 miles onto Mellifont Close and the lands in Sale will be located on your right hand side.



❑ AREA

The lands extend to approximately 15.75 acres as per the attached Dard Map.

❑ PLANNING

There are currently no planning approvals or applications for building sites on these lands. These agricultural lands are within a close proximity to the development zone as per the Armagh Area Plan 2004. Intending purchasers are advised to seek their own independent advice on the planning.

❑ INVESTMENT

Longer term investors may be attracted to these lands in the hope that the Development Zone may be extended to include part or all of this land as time progresses.

More proactive investors may prefer to make submissions to the local Planning authorities in an attempt to influence the future rezoning process.

❑ ACCESS

The lands are accessible via a Right of way off Mellifont Close.

❑ VACANT POSSESSION

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

❑ VENDOR'S SOLICITOR

Peter Thompson, Thompson Mitchell, 12-14 Mandeville Street Portadown BT62 3NZ
reception@thompsonmitchell.co.uk



❑ 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.

❑ VIEWING

By inspection at any time.

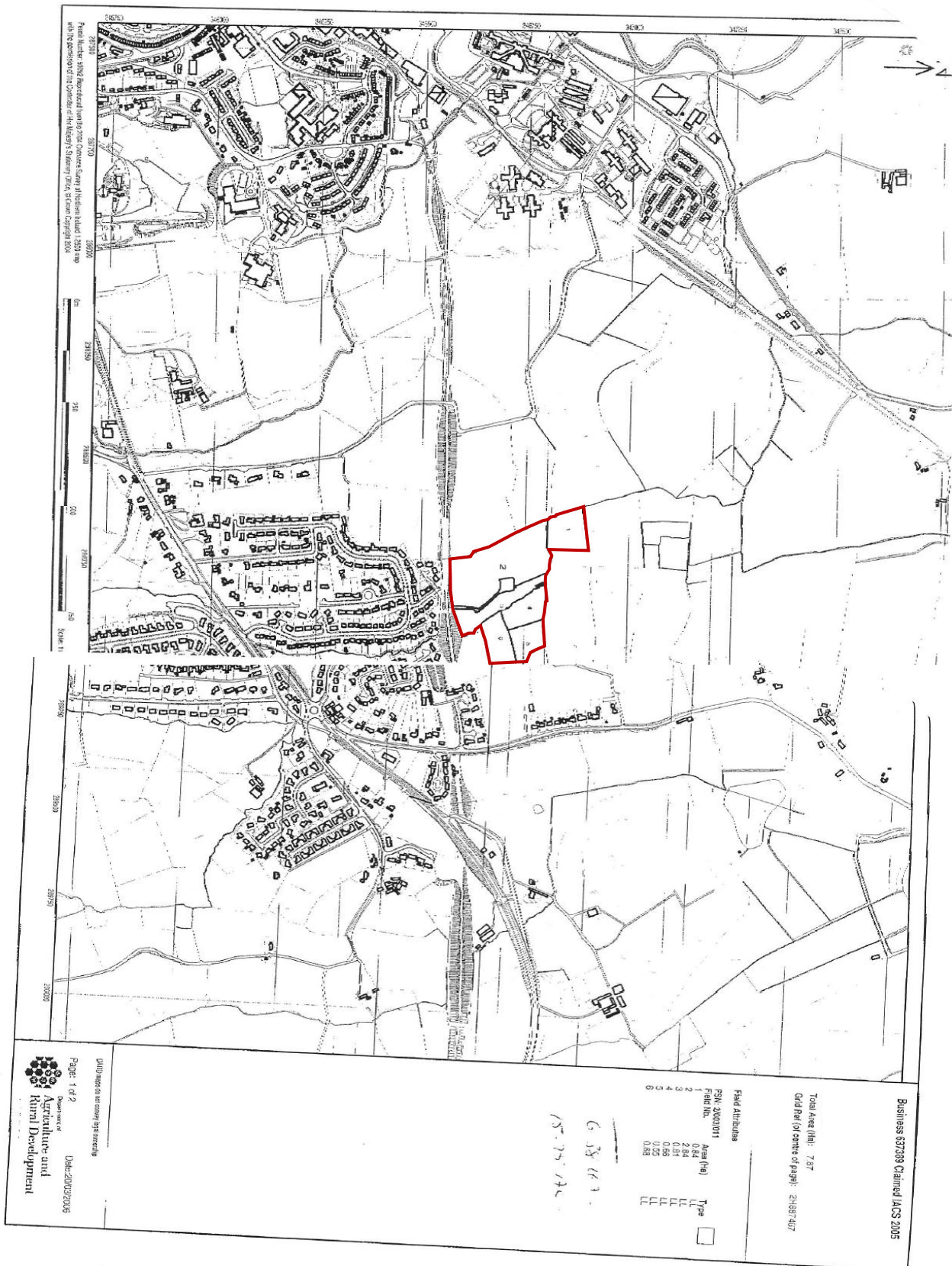
❑ GUIDE PRICE

Offers Around £375,000

❑ CLOSING DATE FOR OFFERS

Tuesday 18th November 2025

DARD MAP



ARMAGH AREA PLAN EXTRACT

