



G/25/090

**FOR SALE
AGHINCURK ROAD
NEWTOWNHAMILTON
CO. ARMAGH**

**BUILDING SITE IN A RURAL SETTING WITH FULL PLANNING PERMISSION ON
APPROX. 0.7 ACRES**



Conveniently located with scenic views over the Armagh countryside.

**Full Planning Consent was granted in May 2022 for a
Replacement dwelling.**

Guide Price: - Offers around £90,000

Closing date for offers: - Tuesday 9th December 2025

(028) 3026 6811
www.bestproperty-services.com

BEST PROPERTY SERVICES (N.I.) LTD

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

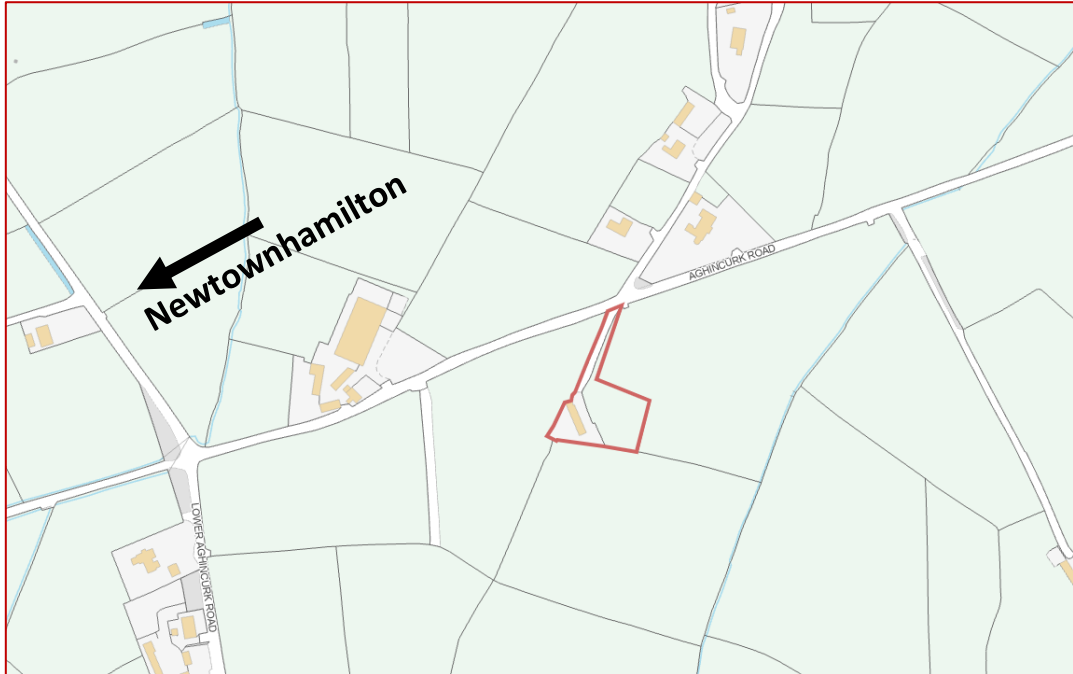
Fax. (028) 3026 5607 E-mail: land@bestproperty-services.com

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 Newtownhamilton take the Cladymilltown Road for approximately 1.4 miles before turning right onto the Aghincurk Road proceed for 2.2 miles and the lands in sale are located on your right hand side.



❑ PLANNING

Outline planning consent was granted in August 2021 (Planning Ref LA07/2021/0836/O).

Reserved Matters was granted 132m South of No.42 Aghincurk Road, Newtownhamilton in May 2022 (Planning Ref LA07/2022/0222/RM) with a five year expiry for the proposed erection of a two storey dwelling.

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

❑ AREA

The site area extends to approximately 0.7 Acres.

❑ ACCESS

The lands are accessed via a laneway which will be 6.5m in width and the owner off the site will be the sole user. The adjacent agricultural gate is to be moved further down the Aghincurk Road.

❑ BOUNDARIES

The successful purchaser will be responsible for establishing a new stock proof fence around the site boundaries from lands that shall be retained by the vendor.

❑ 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

Karen McNally, Luke Curran & Co Bank Buildings 39 Hill Street Newry BT34 1AF
karen@lukecurran.co.uk

❑ VIEWING

By inspection on site at any time.



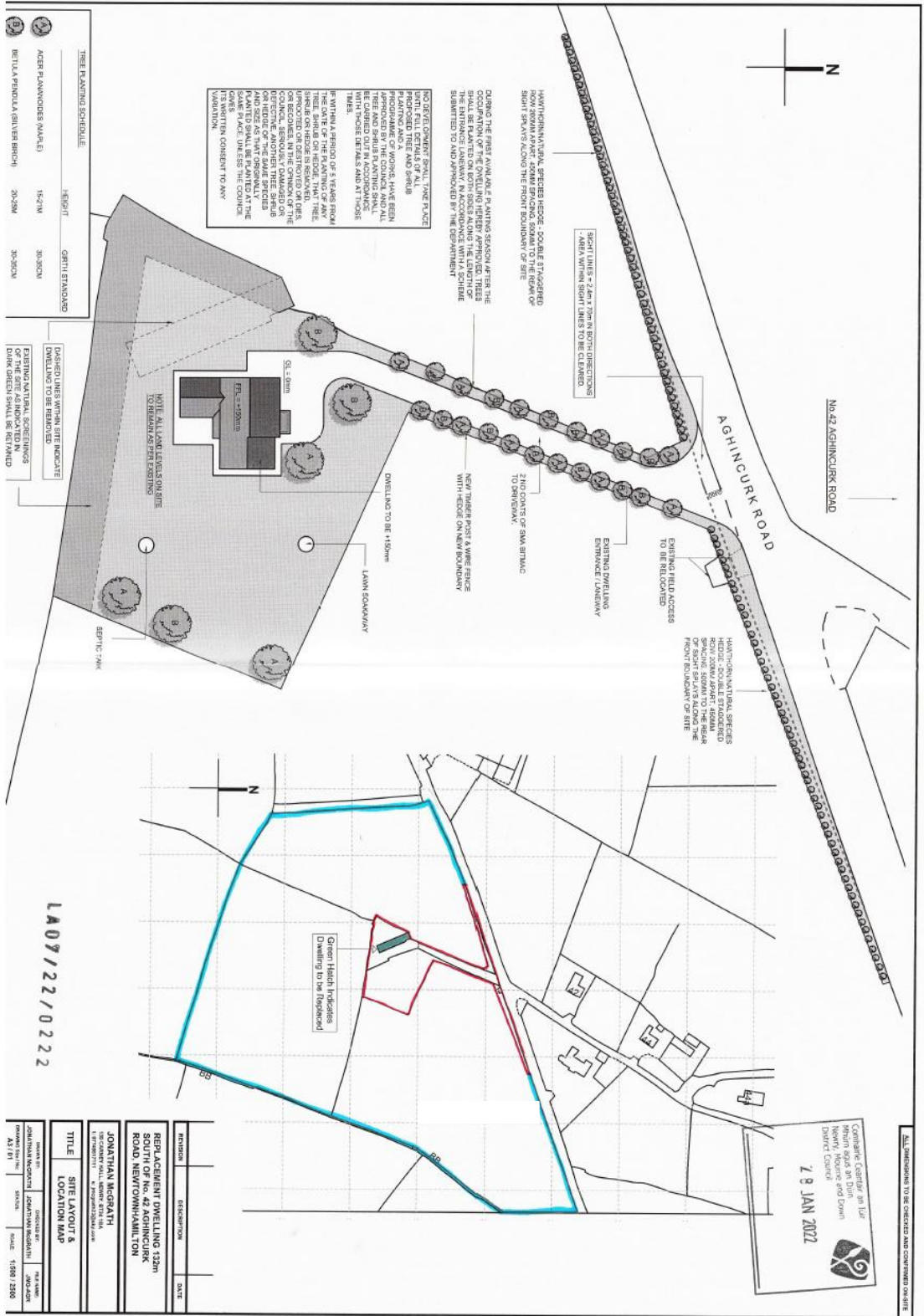
❑ GUIDE PRICE

Offer around £90,000

❑ CLOSING DATE FOR OFFERS

Tuesday 9th December 2025

SITE MAP

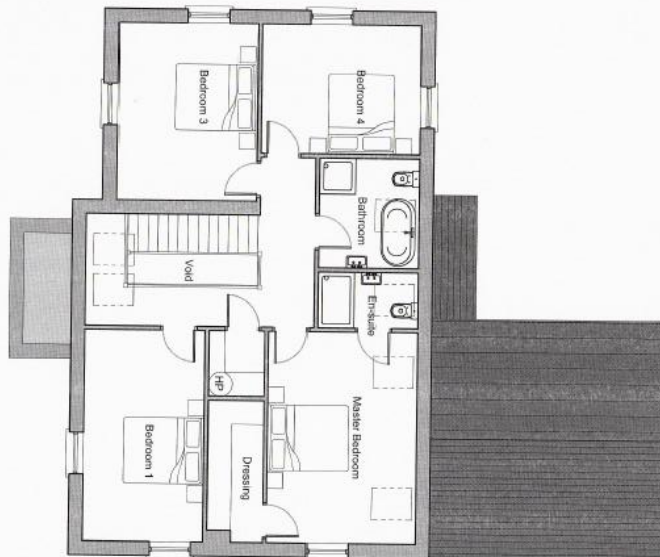


FLOOR PLAN & ELEVATIONS

Ground Floor Plan 1:100

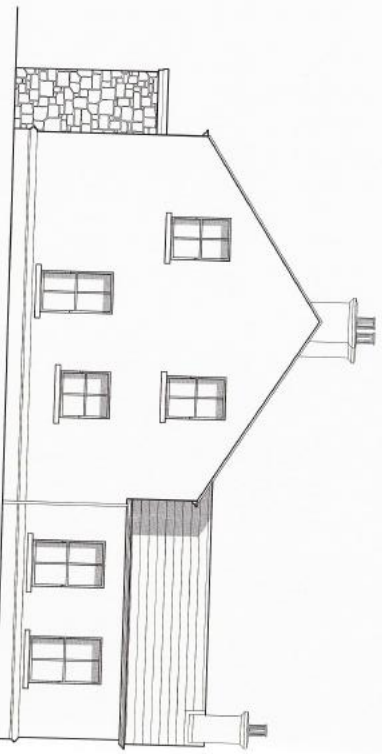


First Floor Plan 1:100

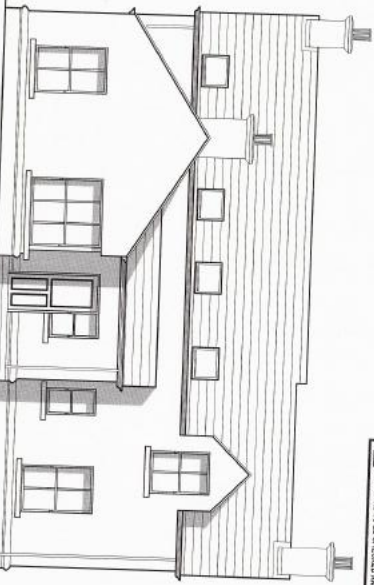


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ALL DIMENSIONS TO BE CHECKED AND CORRECTED ON SITE



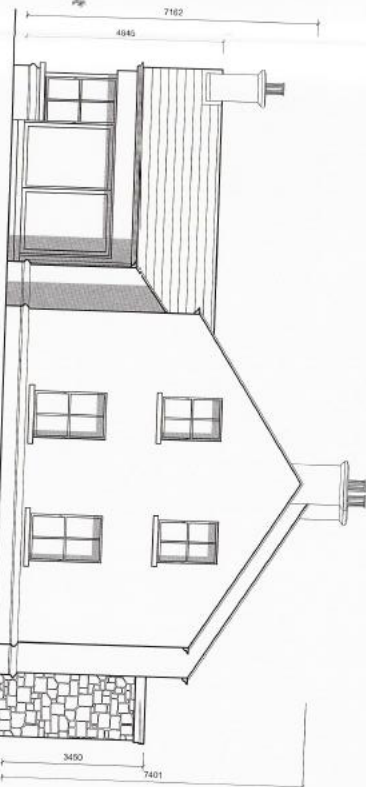
Side Elevation 1:100



Rear Elevation 1:100



Front Elevation 1:100



Side Elevation 1:100

SCHEDULE OF EXTERNAL FINISHES	
ROOF	SLATES / TILES - COLOUR: BLACK
WALLS	KEPSOLANE SYSTEM COLOUR: GREY (B&W)
DOORS	SMOOTH PAINTED FINISH / NATURAL STONE
WINDOWS	UPVC / TIMBER
GUTTERS	UPVC
DOWNPIPES	UPVC
MOLINGS / PORCH	PRECAST PAVED



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