

FOR SALE
CARN ROAD
MEIGH
CO. ARMAGH

**BUILDING SITE WITH FULL PLANNING PERMISSION ON APPROX. 3.9 ACRES
IN 1 OR 2 LOTS.**



This scenic site is set in a private and peaceful location and is less than 1 mile from Meigh village.

Guide Price:- Offers around £175,000

Closing Date For Offers: Thursday 19th March 2026

(028) 302 66811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (NI) LTD
108 Hill Street, Newry, Co Down,
BT34 1BT
e-mail – info@bestpropertyservices.com

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.

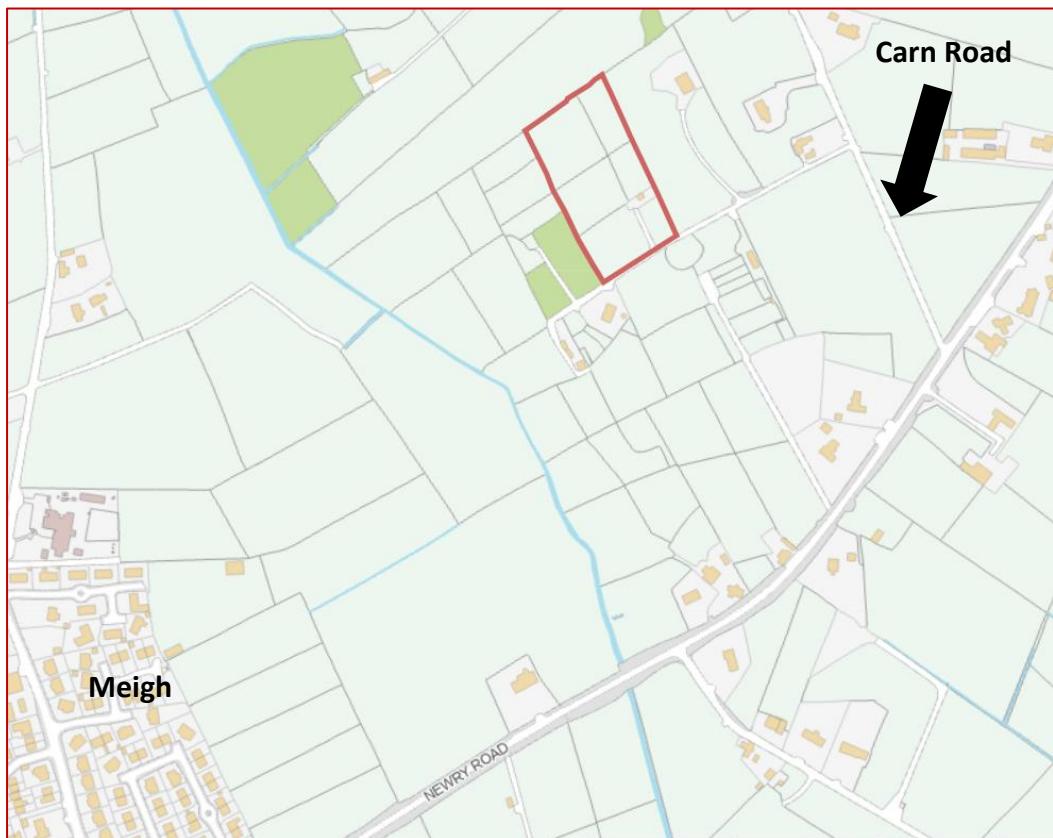
□ INTRODUCTION

Best Property Services are delighted to offer to the open market an excellent site with additional farmland. Carn Road offers the perfect balance of peaceful countryside living and excellent connectivity. This site is conveniently located close to the A1 / N1 Belfast–Dublin dual carriageway, making it an ideal choice for commuters travelling to Newry, Dundalk, Belfast, or Dublin

- A highly regarded residential setting with open countryside views
- Attractive traditional features
- Retention of picturesque historic buildings which can be used for storage.

□ LOCATION

From Meigh head Northeast on the Fork hill Road for approximately 0.6 miles and turn left onto Carn Road, proceed for approx. 0.1 miles, continue for approx. 0.1 miles and the lands in sale will be located on your right-hand side.



□ PLANNING

Full planning consent was granted for the erection of a rural detached off-site replacement bungalow extending to approximate 3000 sqft with detached garage in December 2024 (to include the retention of existing dwelling as a domestic store) associated landscaping and ancillary site & building works (CGI images available on page 5) (Planning Reference LA07/2023/3356/F)

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

□ AREA

The overall area extends to approximately 3.9 acres.

□ LAND REGISTRY/ RIGHT OF WAY

These lands are comprised within Land Registry Folio 11297 Co. Armagh (map attached). The lands have the benefit of a long-established right of access from the Carn Road, shared with other users.

□ 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.

□ WATER SUPPLY

The lands currently benefit from a mains water supply.

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

Stephen Begley & Co, 9 Merchants Quay Newry BT35 6AL
law@sbegleyco.com

VIEWING

By inspection on site at any time.

GUIDE PRICE

Offers Around £175,000

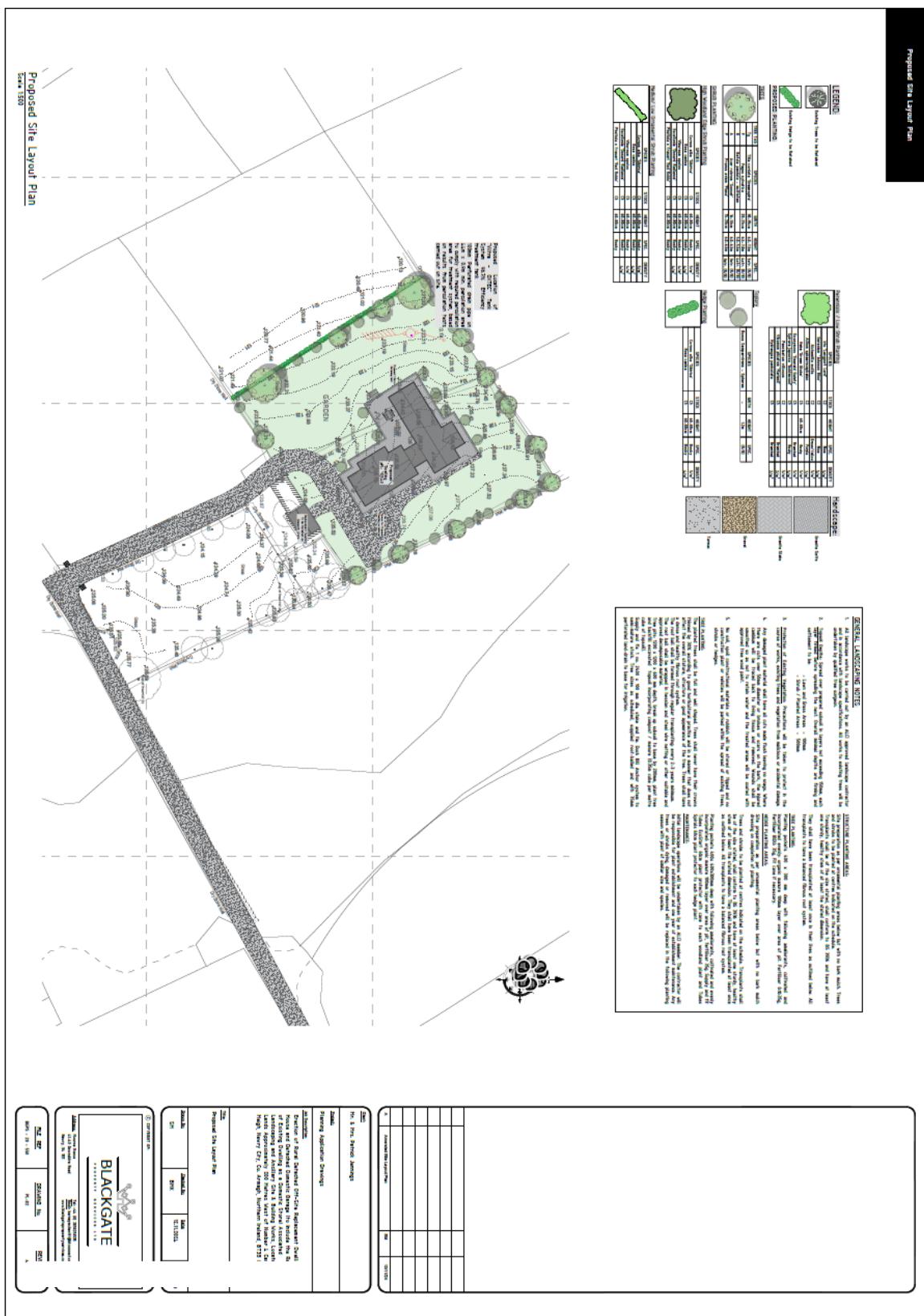
CLOSING DATE FOR OFFERS

Thursday 19th March 2026

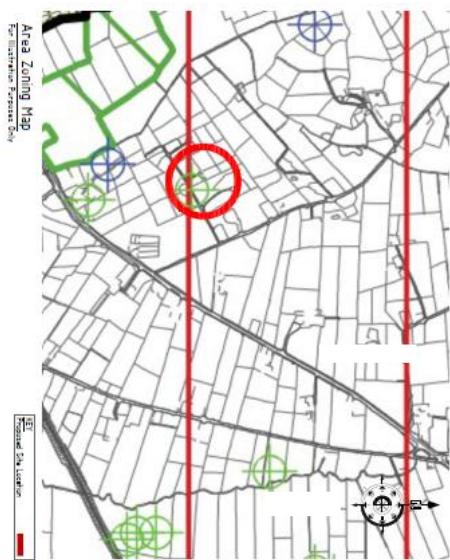
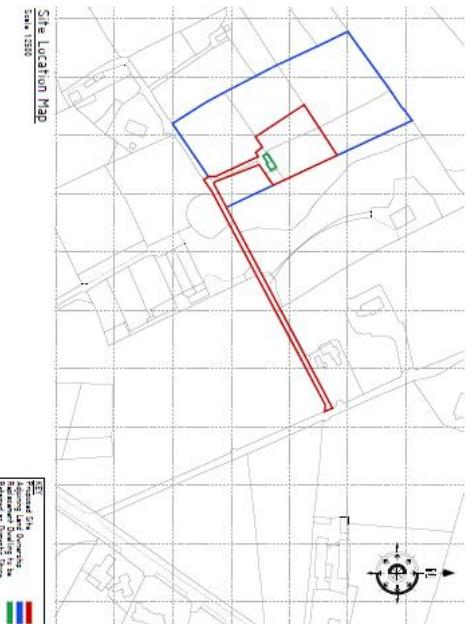


SITE MAP

Proposed Site Layout Plan



□ LOCATION MAP



Site Ref:	BLK/1/2022	Planning Ref:	BLK/2022/0000
Date:	01/06/2022	Address:	Blackgate, Blackgate, Newry, Co. Down, Northern Ireland, BT37 0EL
<p>BLACKGATE DEVELOPMENT LIMITED</p> <p>For Illustration Purposes Only</p> <p>Site Ref: BLK/1/2022 Planning Ref: BLK/2022/0000</p>			

DRAWINGS & ELEVATIONS

