



G/26/029

FOR SALE

**DINNAHORRA ROAD
MARKETHILL
CO. ARMAGH**

**APPROVED BUILDING SITE EXTENDING TO APPROXIMATELY 0.8
ACRES FOR SALE**



**This site is situated in a private and peaceful rural setting, approximately two miles from Markethill & Gosford Forest Park.
Full Planning Consent was granted in January 2014.**

**Guide price: - Offers over £75,000
Closing date for offers: Tuesday 4th August 2026 (If not previously agreed)**

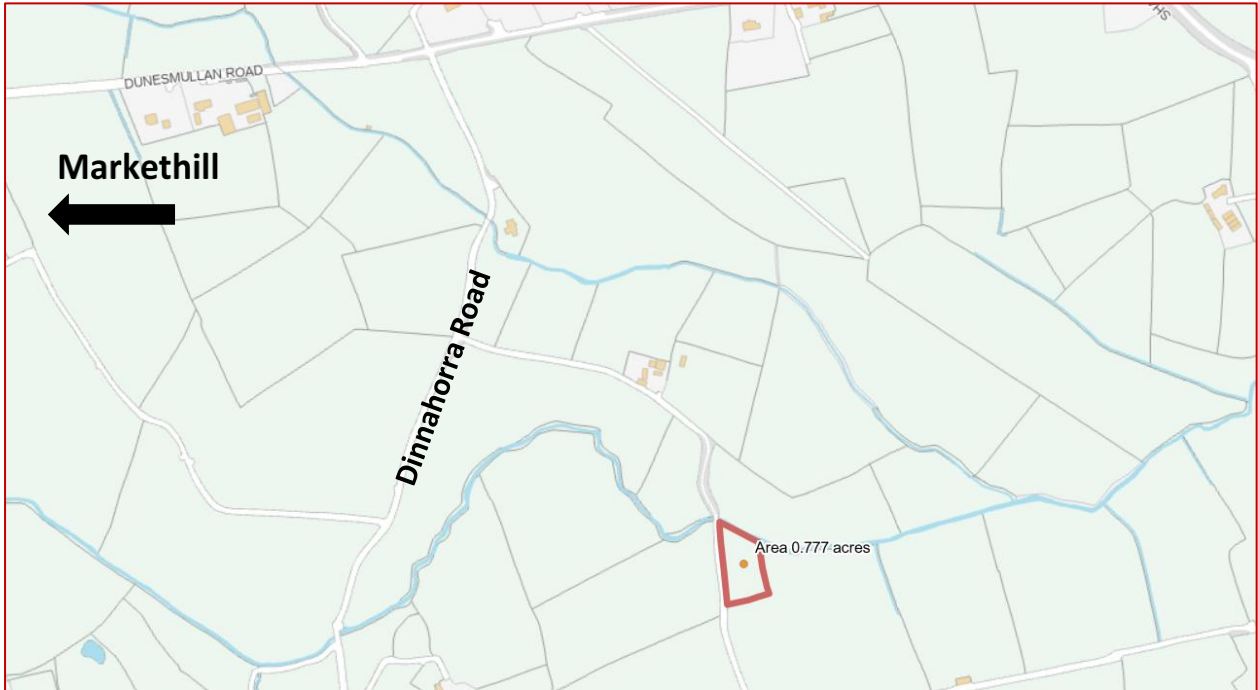
(028) 302 66811
www.bestpropertyservices.com

BESTPROPERTYSERVICES (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.

❑ LOCATION

From Markethill, take the Gosford Road for approximately 0.1 miles and turn left onto the Tandragee/Dunesmullan Road. Proceed for approximately 1.4 miles and turn right onto the Dinahorra Road. Continue for approximately 0.2 miles before turning left, proceed for 0.3 miles and the lands in sale are located on your left-hand side.



❑ PLANNING

Full planning consent for a 2-storey dwelling with detached garage was granted in January 2014 under planning reference O/2013/0338/F.

Building Control consent was granted in October 2014 under Reference ON/2014/0640

Foundations were poured for the dwelling to retain the permission.

The vendor has advised us that they have made an application for a CLEUD, using Tony Mackle surveyors. We are advised an application shall take approximately eight weeks and this sale will be conditional on CLEUD approval.

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

□ AREA

The site extends to approximately 0.8 acres.



□ VENDOR'S SOLICITOR

Peter Murphy, 28 Church Place, Lurgan BT66 6EU
peter.murphy@pmurphysolicitors.co.uk

□ VIEWING

By inspection on site.

□ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

☐ GUIDE PRICE

Offers over £75,000

☐ CLOSING DATE FOR OFFERS

Tuesday 4th August 2026 (If not previously agreed)

Contact

Garry Best

garry@bestpropertyservices.com
02830254964

James Rice

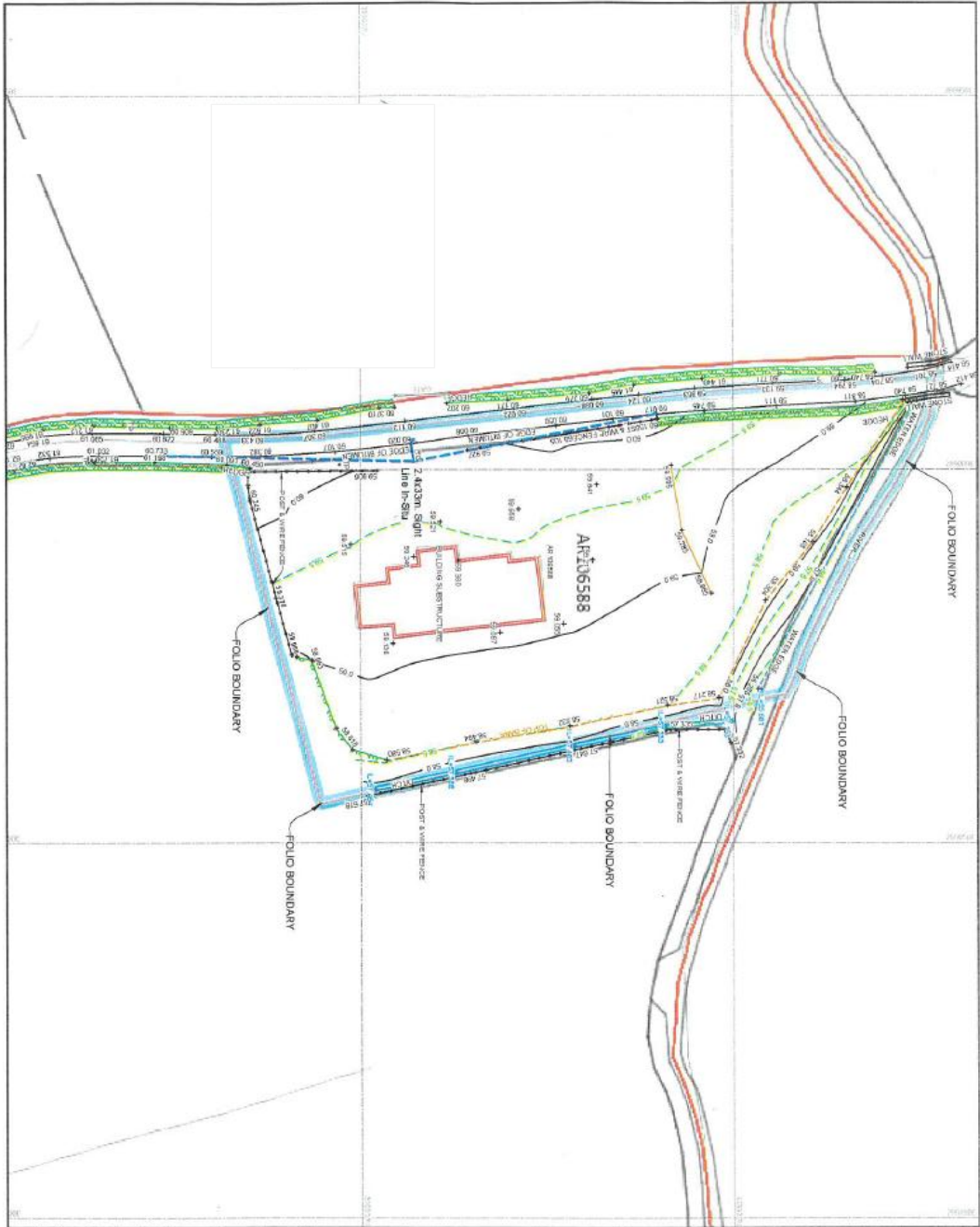
james@bestpropertyservices.com
02830254973

108 Hill Street, Newry, Co. Down, BT34 1BT
Tel: 028 30266811

www.bestpropertyservices.com



□ SITE MAPS



CDS Surveying & Setting-Out Ltd
 57 Armaghillybeg Road
 Aghinacloy
 Co. Tyrone
 BT760 6DN
 +44 (0) 28 815 67172
 +44 (0) 7801 68054
 info@cds-surveying.co.uk

Company Reg. No. 582811 (Northern Ireland)

NOTES:

1. This survey has been completed and drawn in accordance with the Code of Practice for Professional Surveying (2010).
2. The surveying was carried out using a total station and a GPS receiver. The surveying was carried out in accordance with the Code of Practice for Professional Surveying (2010).
3. The surveying was carried out in accordance with the Code of Practice for Professional Surveying (2010).
4. All points are as shown and refer to Ordnance Survey (OS) grid coordinates.
5. The surveying was carried out in accordance with the Code of Practice for Professional Surveying (2010).
6. Whilst every care has been taken, no responsibility can be accepted for errors or omissions caused by small being observed or not accessible within the site survey.



SCALE BAR 1:500		
0 5 10 15 20 25		
N		
Title: TOPOGRAPHICAL SURVEY		
Client: Mr Barry McCormack		
Location: 180m SE of No 8 Dinahorna Rd Markethill		
Scale: 1/500 (A3 - Page)		
Date: March 2026		
REF No: 7067		
Surveyed by: CH	Drawn by: CH	Checked by: CH
Revision		

Area Planning Office
RECEIVED
- 6 AUG 2013
File No. 0/2013/0338/F
Craigavon 2

Drawing
Number 01

DOE

Planning (N.I.)
Order 1991

DOE

GRANTED

Subject to Conditions (if any)
as set out on

Decision form No. 0/2013/0338/F
Date 8/1/14

17

**DAVID McMASTER
ARCHITECT**

12A MAHON INDUSTRIAL ESTATE
MAHON ROAD, PORTADOWN, BT22 3EH
TEL: (028) 34361212 FAX: (028) 34372888
EMAIL: david@dmastarchitect.co.uk
WEBSITE: www.dmastarchitect.com

PROJECT: Proposed dwelling at
180m SE of Dinnahone Road
Markethill

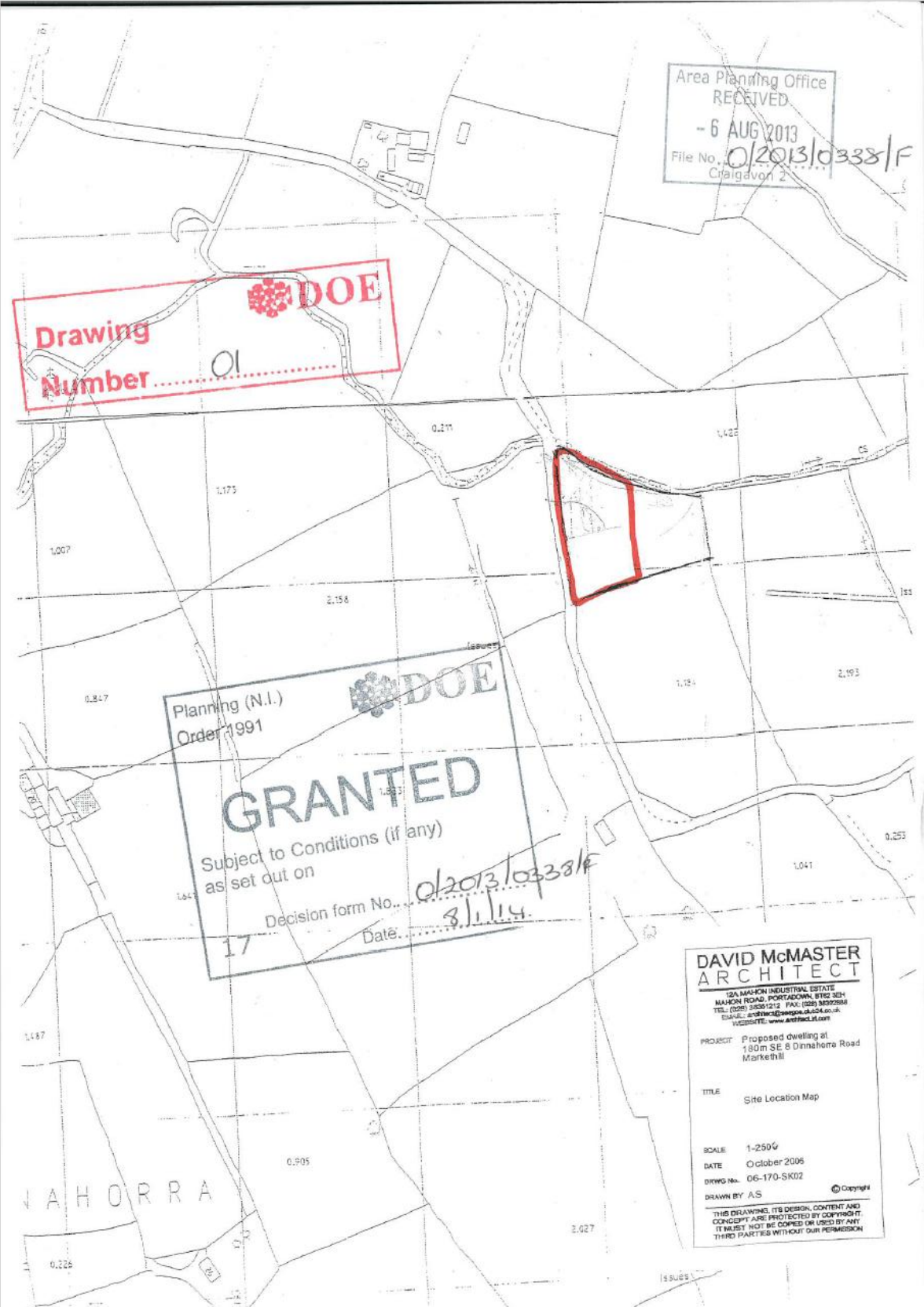
TITLE: Site Location Map

SCALE: 1-250'
DATE: October 2006
DRWG No. 06-170-SK02
DRAWN BY AS

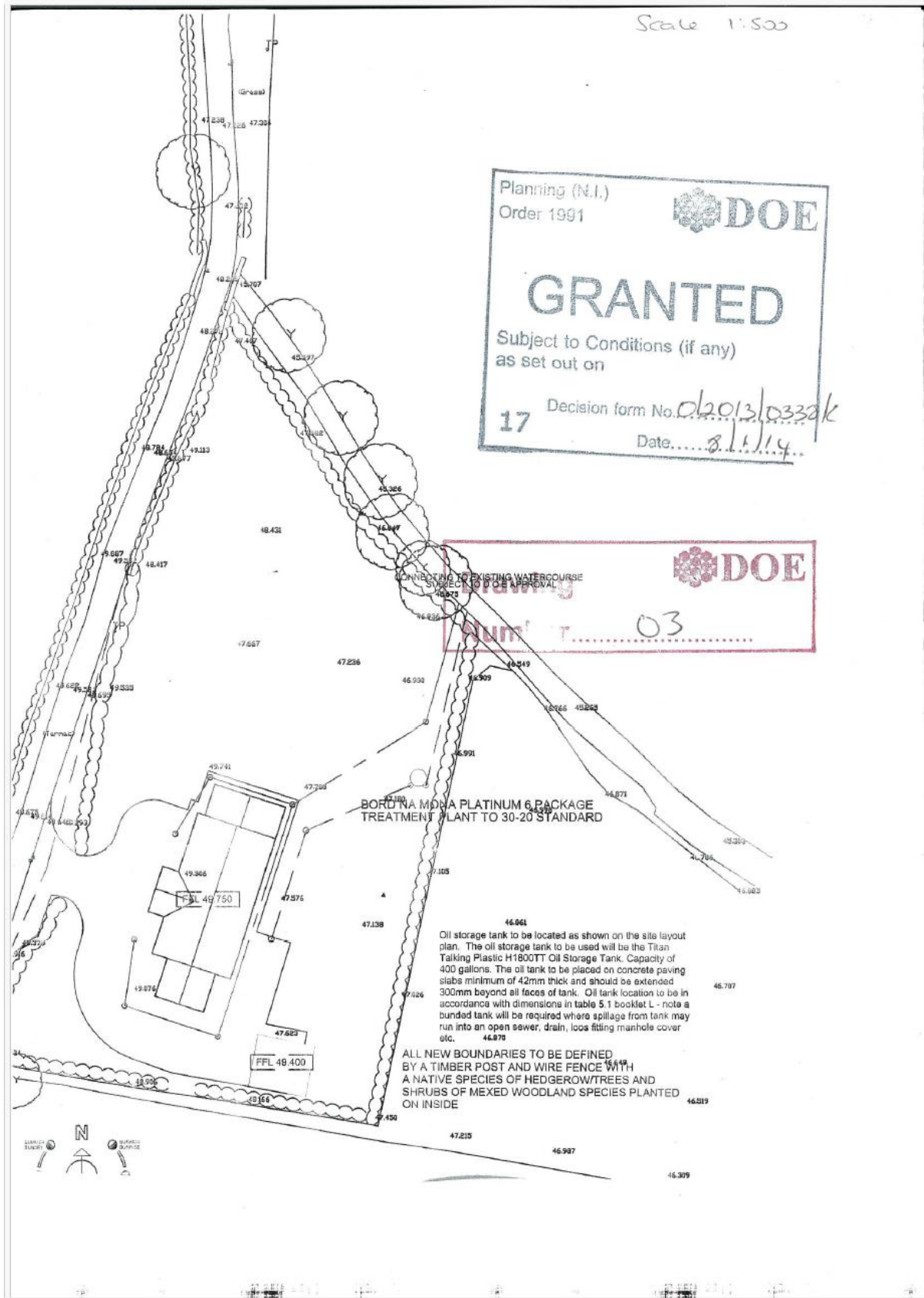
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NAHORRA



□ SITE LAYOUT



ELEVATIONS

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN

GROUND FLOOR PLAN

PROPOSED LANDSCAPING

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TREES TO BE PLANTED
- EXISTING HEDGES TO BE RETAINED
- NEW HEDGES TO BE PLANTED
- EXISTING HEDGES TO BE REMOVED
- NEW HEDGES TO BE PLANTED
- NEW HEDGE ROWS TO MATCH EXISTING

DRAINAGE

DRAINAGE TO BE PROVIDED TO ENSURE THAT PROPOSED SITE IS DRAINAGE INTO THE PUBLIC ROAD. ANY ACCUMULATED WATER APPROPRIATE AND ACCORDING TO THE REQUIREMENTS OF THE LOCAL AUTHORITY SHALL BE DISCHARGED TO THE PUBLIC ROAD SURFACE WITHIN THE TIME FRAME OF 24 HOURS. ANY OPEN DRAINAGE IN THE PROPOSED SITE SHALL BE THE SATISFACTION OF THE LOCAL AUTHORITY. THE SATISFACTION OF THE LOCAL AUTHORITY SHALL BE PASSED TO THE SATISFACTION OF THE LOCAL AUTHORITY.

EXISTING AND PROPOSED VISIBILITY SPLAYS

EXISTING VISIBILITY SPLAYS TO BE MAINTAINED AND THE PROPOSED VISIBILITY SPLAYS TO BE MAINTAINED TO THE SATISFACTION OF THE LOCAL AUTHORITY.

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EXISTING VISIBILITY SPLAYS TO BE MAINTAINED AND THE PROPOSED VISIBILITY SPLAYS TO BE MAINTAINED TO THE SATISFACTION OF THE LOCAL AUTHORITY.

ENTRANCE DETAIL (1:200)

2,450 3,200 - 5,000 2,450 2,450

PROPOSED LANDSCAPING

PROPOSED LANDSCAPING

DAVID MCMASTER ARCHITECTS

177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

□ BUILDING CONTROL

Roger Wilson
Chief Executive



Our Ref: ON/2014/0640

28 April 2026

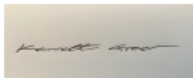
Dear Sir

Dwelling at 8 Dinnahorra Road Markethill BT60 1TR

I can confirm that Building Control carried out an inspection of foundation excavation at the above property on the **14 October 2014**. This inspection renders the application commenced as defined in the Building Regulations (Northern Ireland) 2012 (as amended).

If you have any queries relating to any of the above please do not hesitate in contacting the **Armagh** Office on Tel:**0330 056 1010, option 1**.

Yours faithfully



Kenneth Greer
Senior Building Control Officer

Armagh Office
The Palace Demesne
Friary Road
Armagh
BT60 4EL

Banbridge Office
Civic Building
Downshire Road
Banbridge
BT32 3Y

Craigavon Office
Craigavon Civic &
Conference Centre
Lakeview Road
Craigavon
BT64 1AL

☎ 0300 0300 900

✉ info@armaghibanbridgecraigavon.gov.uk
@ [armaghibanbridgecraigavon.gov.uk](https://www.armaghibanbridgecraigavon.gov.uk)