



G/23/066

**FOR SALE**  
**TIEVENAMARA ROAD**  
**KEADY**  
**CO. ARMAGH**

**2 BUILDING SITES WITH FULL PLANNING PERMISSION ON  
APPROX. 9.90 ACRES FOR SALE**



**Well located sites offering excellent views over the surrounding  
countryside**

**Guide Price: Offers Around £290,000**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

**BEST PROPERTY SERVICES (N.I.) LTD**  
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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
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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

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From Keady, travel approx. 2.5 miles towards Castleblaney on Castleblaney Road and take left onto Tievenamara Road and travel approx. 0.5 miles and the subject sites and land are on the right handside.



## □ AREA

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The entire lands extends to approximately 9.90 acres inclusive of the former dwelling and yard, the agricultural lands extend to approximately 9.58 acres as shown on the attached DARD map. ( Field No.s 3,4,5,6,7,10,38)

## ❑ PLANNING

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### **Site No.1**

Full planning consent was granted for the erection of a two storey dwelling and detached garage, granted in May 2022 under Planning Reference LA08/2022/0246/F.

### **Site No.2**

Full planning consent was granted for the erection of a two storey dwelling and detached garage, granted in January 2023 under Planning Reference LA08/2022/0517/F.

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



## ❑ VENDOR'S SOLICITOR

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Peter Haughey, JJ Haughey Solicitors, 19 College Street, Armagh [Tel:- 028 37523493](tel:02837523493)

## **□ VIEWING**

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By inspection on site.



## **□ OFFERS**

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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**

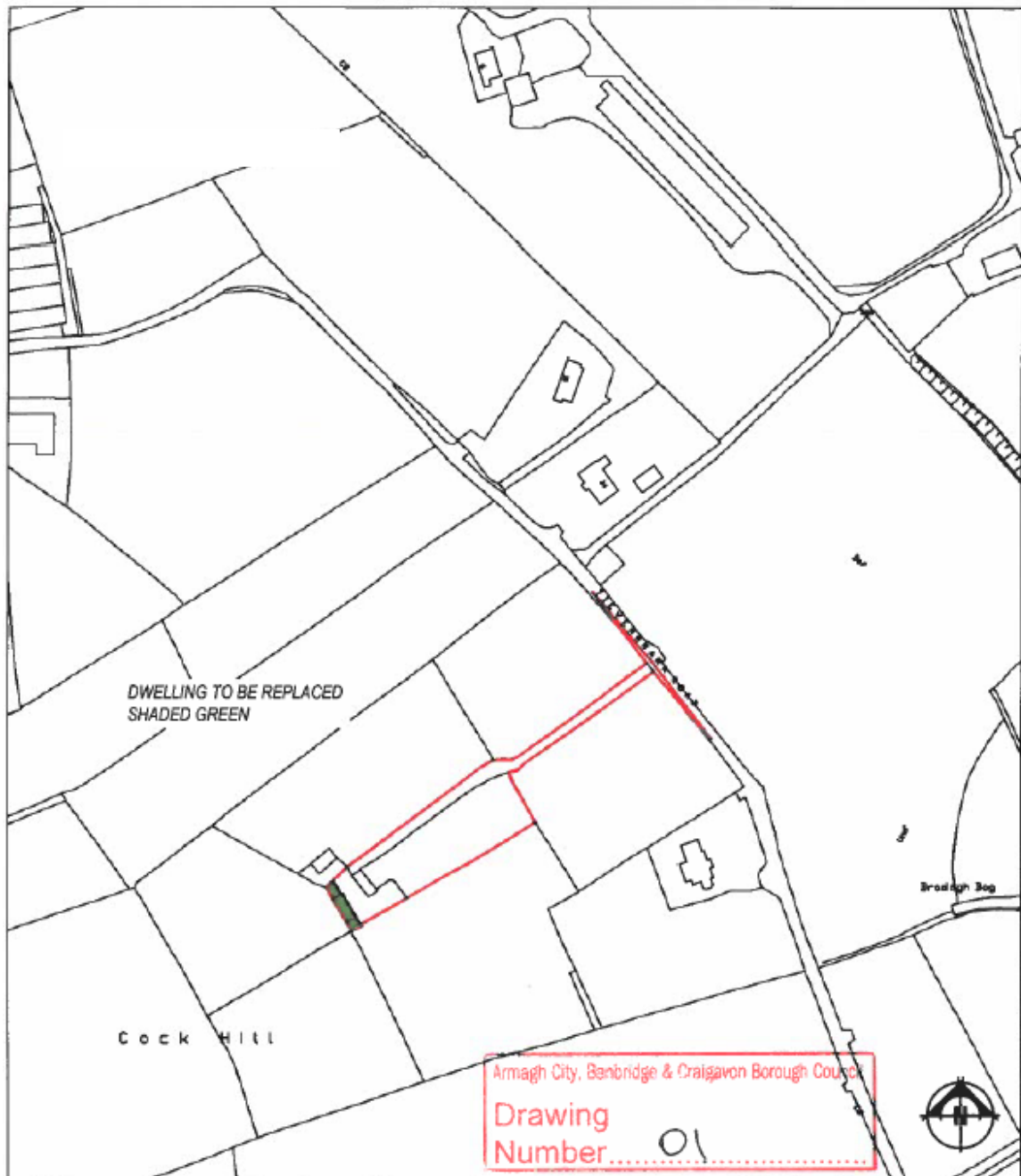
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Offers around £290,000

## **□ CLOSING DATE FOR OFFERS**

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**LA08/2022/0246/F - SITE MAP**



<h1>O'Callaghan PLANNING</h1> <p>Adding Value Through Quality Design</p> <p>Unit 1, 10 Monaghan Court Monaghan Street Newry BT35 6BH</p> <p>Tel: 028 30835700 Mob: 07734806045 www.o'callaghanplanning.co.uk enquiries@o'callaghanplanning.co.uk</p>	<p>Project Proposed Dwelling</p>				
	<p>Client Eugene Hughes</p>				
	<p>Title Site Location Plan</p>				
	<p>Address Lands at Tievenamara Road, Keady, Co. Armagh</p>				
<p>Date 01/22</p>	<p>Scale 1/2500</p>	<p>File Ref J000241</p>	<p>Page Size A4</p>	<p>Drawing No P01</p>	
<p>Notes:</p>					

LA08/2022/0246/F - SITE LAYOUT/ELEVATIONS



**O'Callaghan**  
PLANNING  
Adding Value Through Quality Design

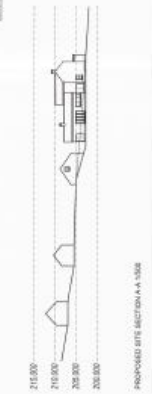
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Address: [REDACTED]

Scale: 1:100 (Site Plan)  
Date: 20/11/2022

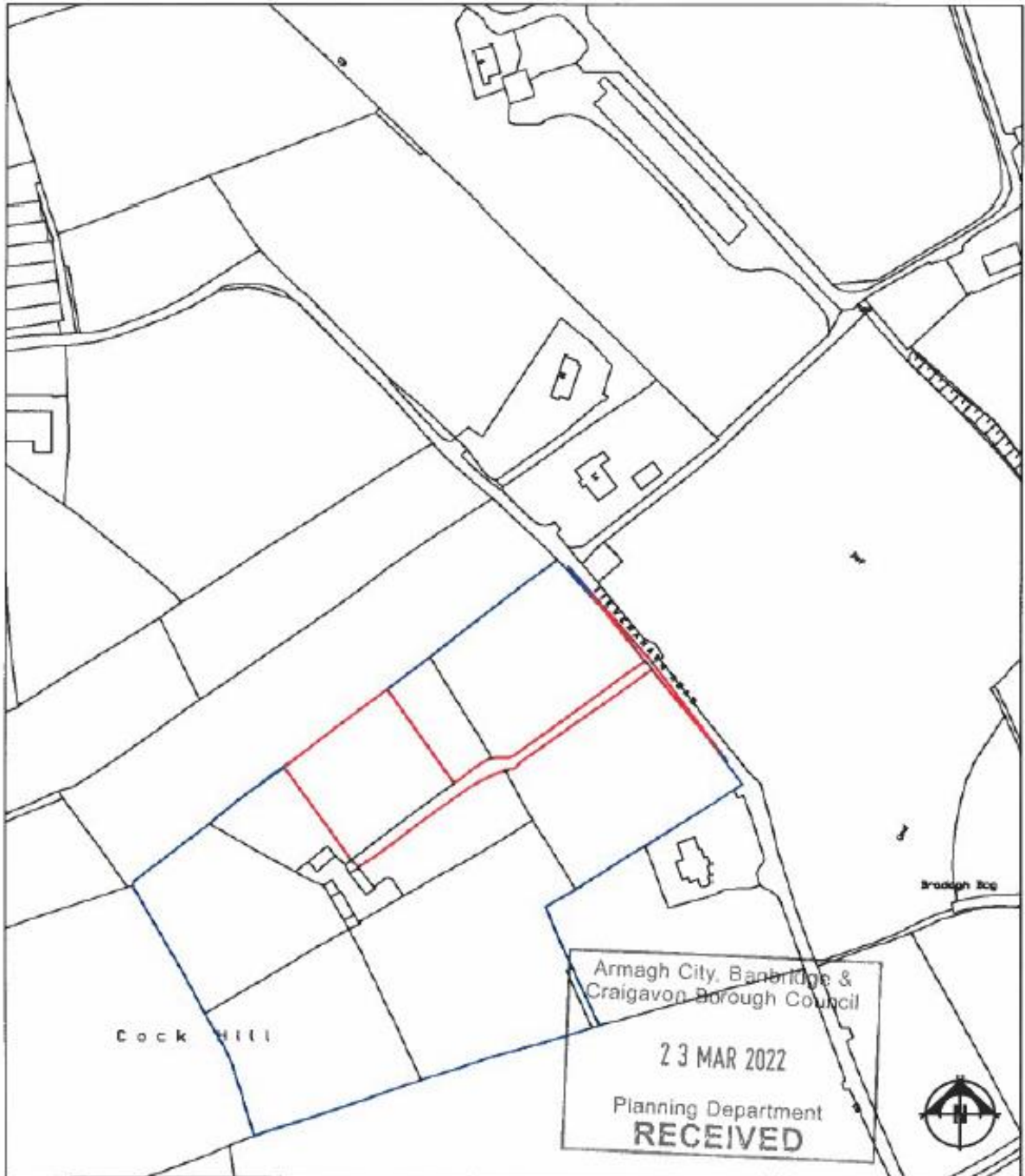
Author: [REDACTED]  
Checked: [REDACTED]  
Drawn: [REDACTED]  
Project Manager: [REDACTED]

Project: [REDACTED] & [REDACTED] [REDACTED] [REDACTED]  
Drawing: [REDACTED] (REV. 1)  
Date: 20/11/2022  
Scale: 1:100 (Site Plan)  
Author: [REDACTED]  
Checked: [REDACTED]  
Drawn: [REDACTED]  
Project Manager: [REDACTED]

RECEIVED



**LA08/2022/0517/F - SITE MAP**



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Adding Value Through Quality Design

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Moneghan Street  
Newry  
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Mob: 07734806045  
www.o'callaghanplanning.co.uk  
enquiries@o'callaghanplanning.co.uk

Project: Proposed Dwelling				
Client: Eugene Hughes				
Title: Site Location Plan				
Address: Lands at Tieveanama Road Keady, Co. Armagh				
Date: 03/22	Scale: 1/2500	Plan Ref: J060351	Page Size: A4	Drawing No: PD1
Notes:				

Armagh City, Banbridge & Craigavon Borough Council  
Drawing Number 01





**DARD MAP**

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