



G/23/066

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

**2 BUILDING SITES EACH WITH OWN ACCESS AND FULL  
PLANNING PERMISSION ON APPROX. 9.90 ACRES IN ONE OR  
MORE LOTS FOR SALE**



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

**Guide Price: Offers Around £295,000**

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

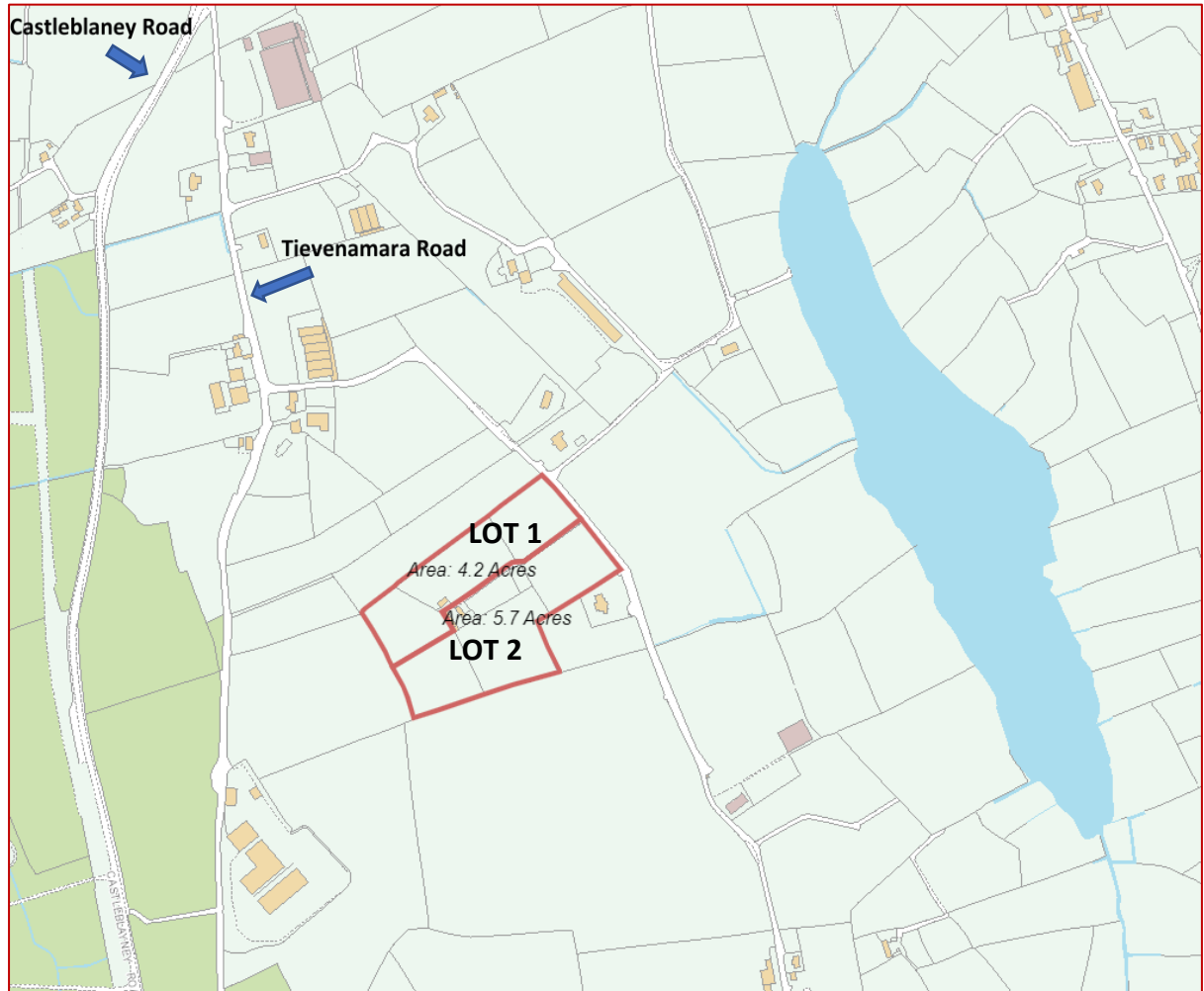
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
*Also at:- Armagh and Dundalk*

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

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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)

## ❑ LOTS

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In the event that interested parties prefer to acquire part of the land not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached copy DARD map.

## ❑ PLANNING

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### Site Lot.1

Full planning consent was granted for the erection of a two storey dwelling and detached garage, granted in May 2024 under Planning Reference LA08/2024/0254/F.

Independent owned access direct to Tievenamara Road.

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





**Site Lot.2**

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.

Independent owned access direct to Tievenamara Road.

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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**Lot 1:** Building site with lands extending to 4.2 acres  
Offers around:- £145,000

**Lot 2:** Building site with lands extending to 5.7 acres  
Offers around:- £150,000

**Entire:** Offers around £295,000

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

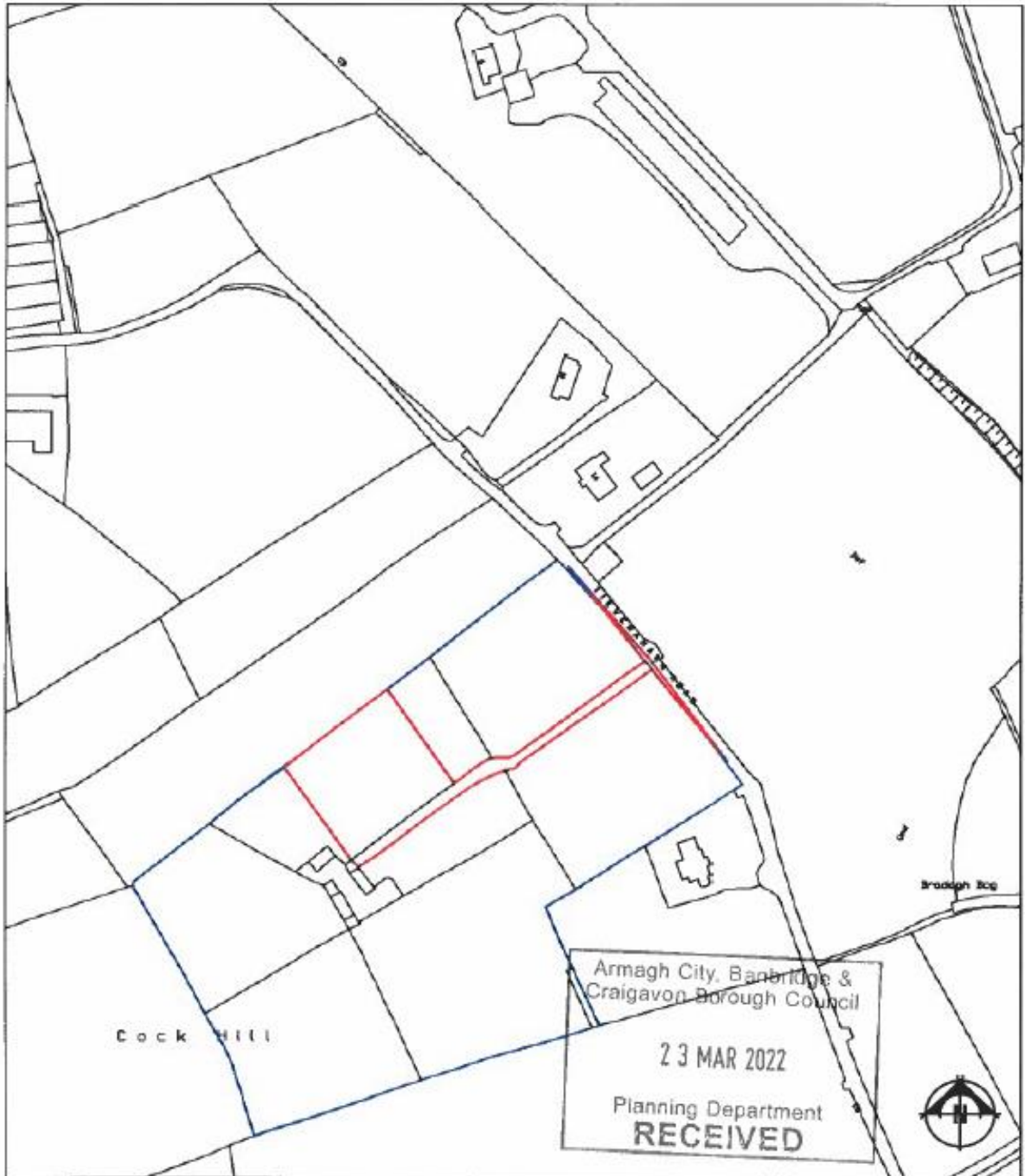


**Drawing 02 (Rev B)**





**LA08/2024/0254/F - SITE MAP**



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

Unit 1, 10 Moneghan Court  
Moneghan Street  
Newry  
BT25 6BH

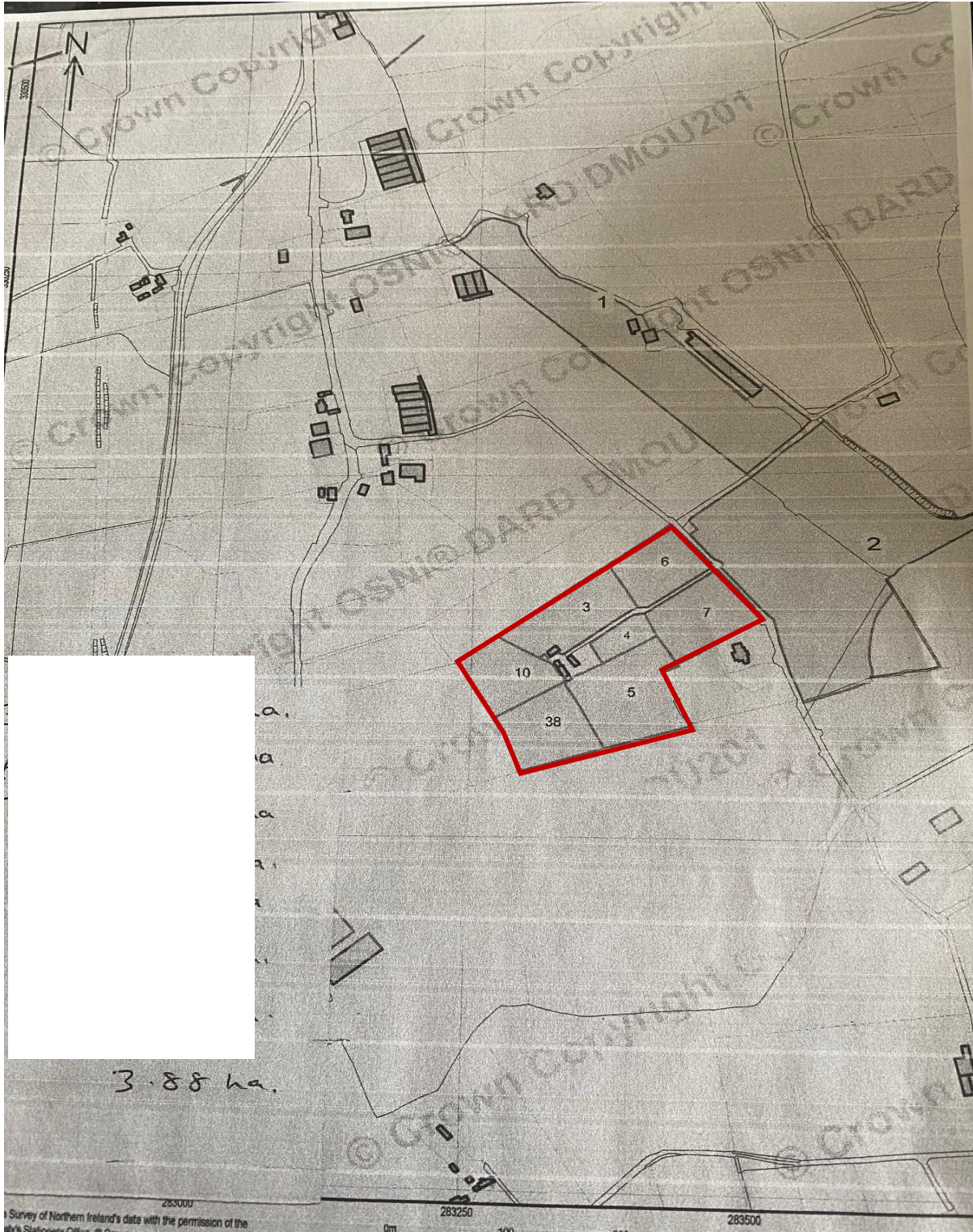
Tel: 028 30835700  
Mob: 07734806045  
www.o'callaghanplanning.co.uk  
enquiries@o'callaghanplanning.co.uk

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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