



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**

Closing Date For Offers: 4th July 2024
Guide Price: Offers Around £295,000

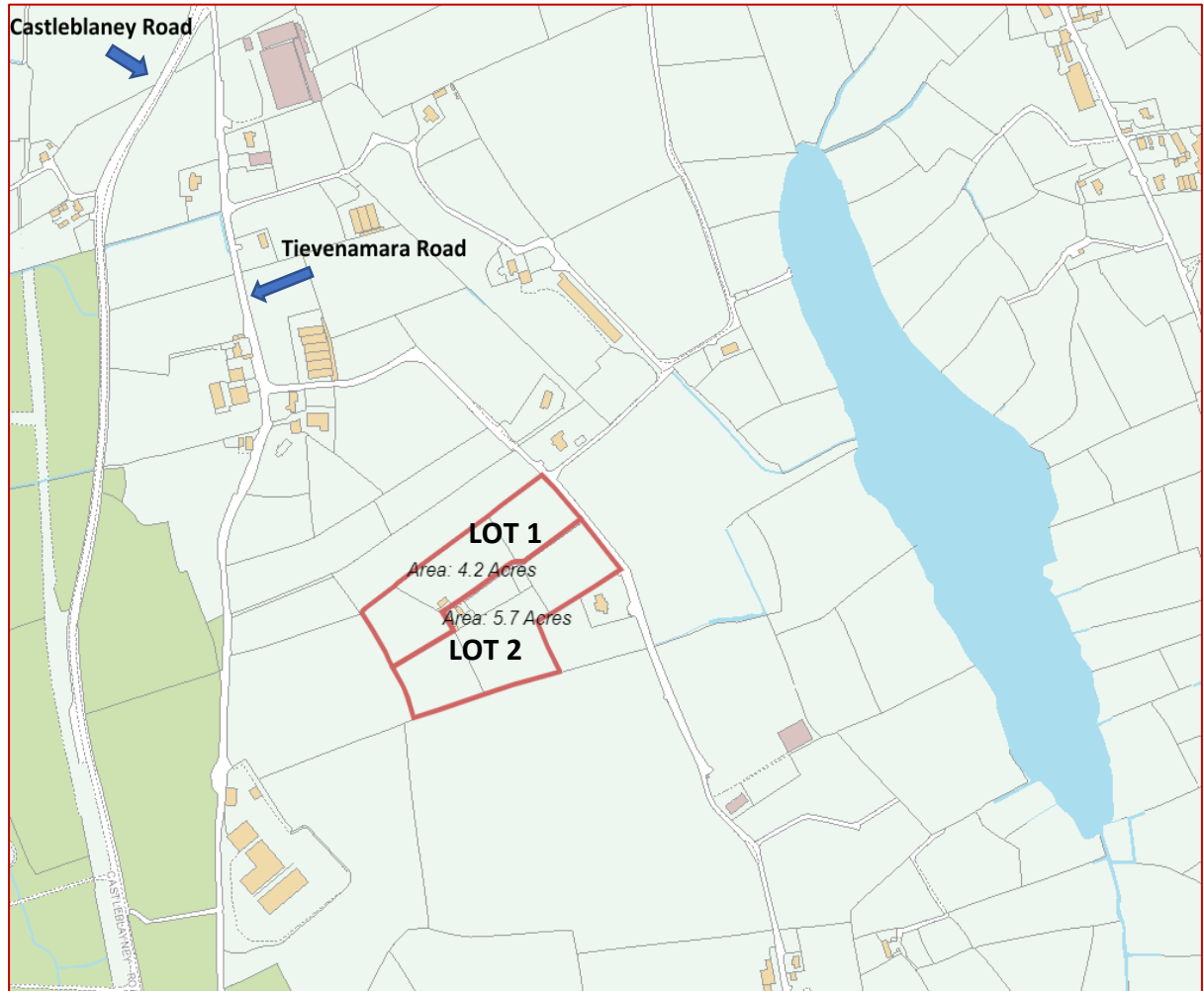
(028) 3026 6811
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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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

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

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

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

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

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

❑ 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

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

❑ CLOSING DATE FOR OFFERS

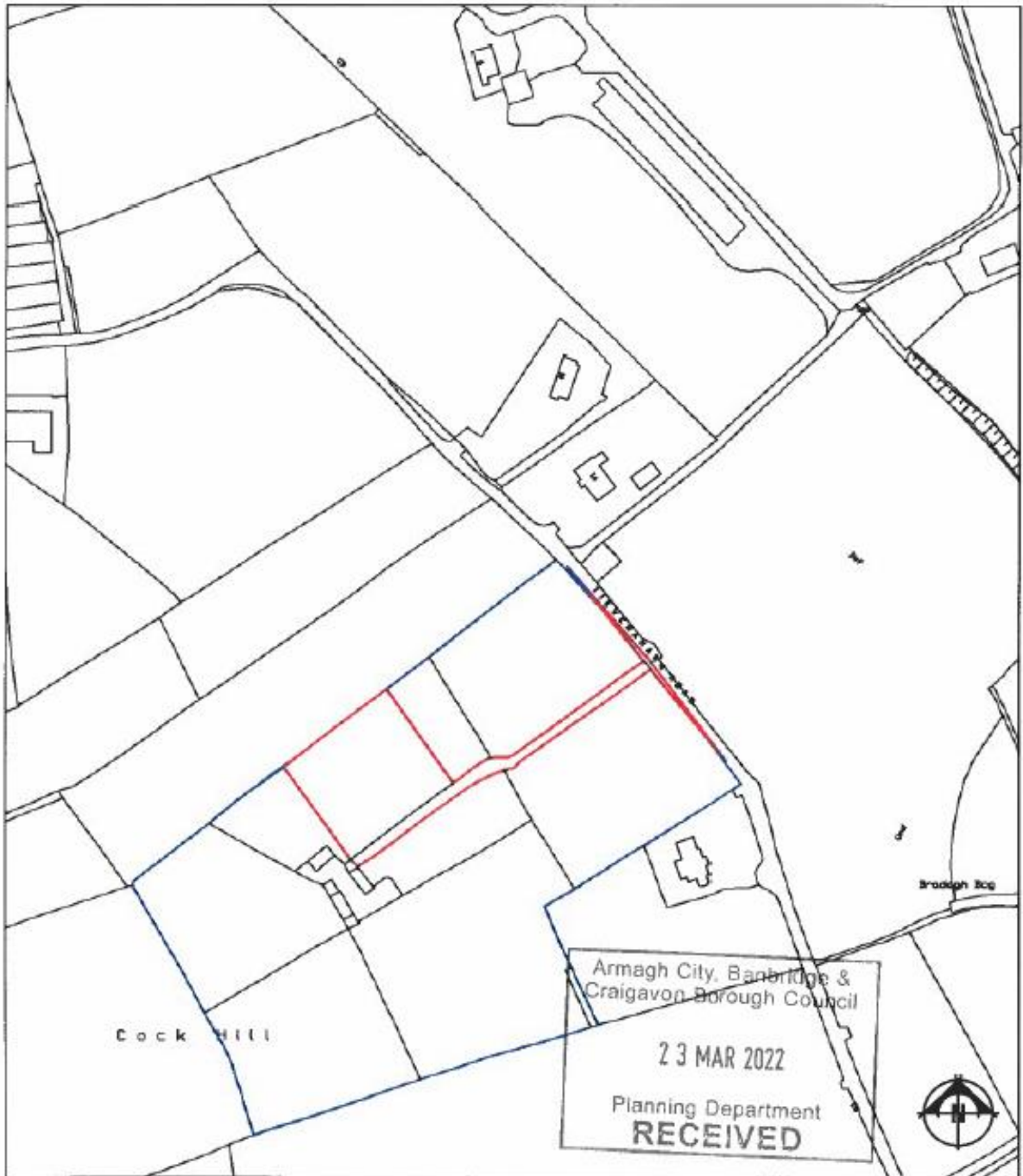
Thursday 4th July 2024

LA08/2022/0246/F - SITE MAP



Drawing 02 (Rev B)

LA08/2024/0254/F - SITE MAP



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

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enquiries@o'callaghanplanning.co.uk

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	Drawn On: A4	Drawing No: PC1
Notes:				

Annagh City, Banbridge & Craigavon Borough Council
Drawing Number 01

DARD MAP

