



G/23/103

FOR SALE

**BALLYVALLY ROAD
LOUGHGILLY
CO. ARMAGH**

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



This site is situated approx. 3 miles from Markethill, offering excellent views of the surrounding views of the countryside.

Reserved matters were approved in January 2009 for a 2 storey dwelling and garage.

Guide Price: - Offers around £70,000

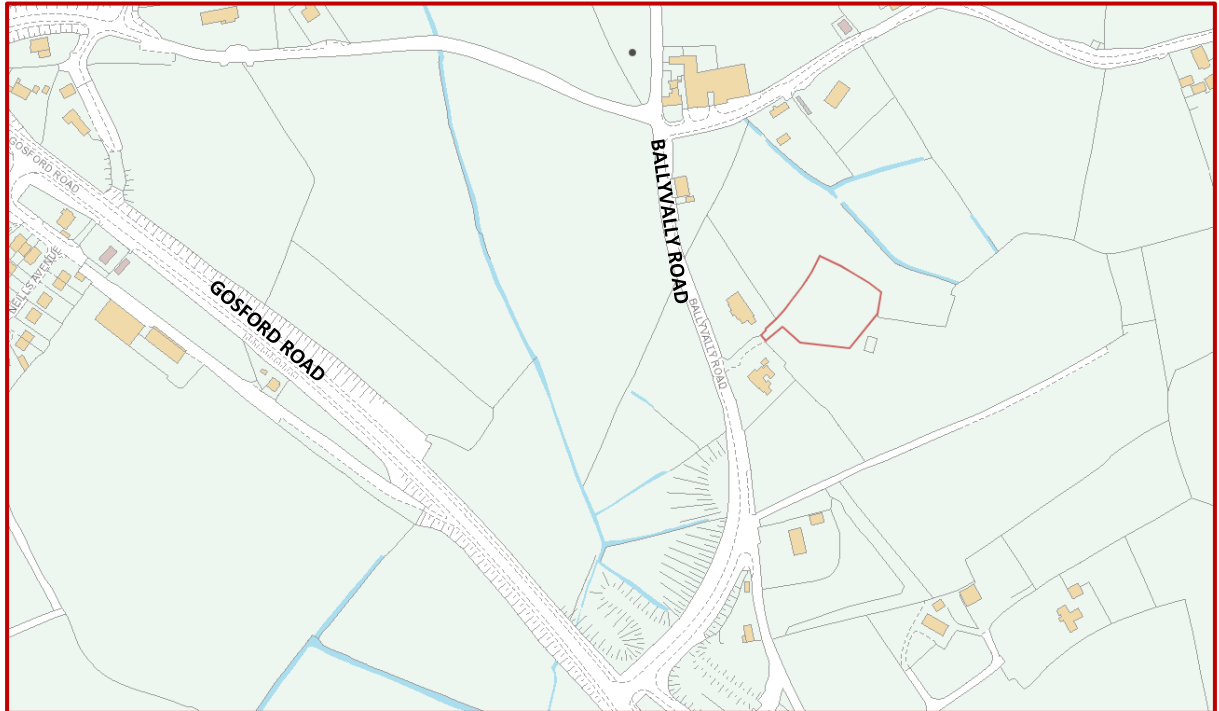
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Markethill take the Gosford road travel approx 3 miles towards Newry, turn left onto the Ballyvally Road. Travel a short distance on Ballyvally Road and the subject site is located on the right handside.



❑ PLANNING

Reserved matters were approved for a two storey dwelling with garage, granted in January 2009 under Planning Reference O/2008/806/RM. Prior to the grant of Reserved Matters, Outline planning consent was granted under planning reference O/2005/0413/O

Works have commenced to retain the planning permission, the proposed garage has been constructed to sub floor level.

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

❑ AREA / ACCESS

The site extends to approximately 0.8 acres and the successful purchaser will have a right of access over the laneway and shown on the attached land registry map.

❑ VENDOR'S SOLICITOR

Hagan and McConville Solicitors, 34 Edward Street, Portadown, BT62 3NE Tel – 028 38290930

❑ 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 around £70,000



