



G/23/009

**FOR SALE
MAIN STREET
HAMILTONSBAWN
ARMAGH
BT601LP**

**EXCELLENT DEVELOPMENT SITE WITH FULL PLANNING PERMISSION ON
APPROX 0.4 ACRES FOR SALE**



An exciting opportunity to acquire a prime development site with full planning consent for 5 units. Planning consents the erection of 4 semi detached and 1 detached dwelling.

GUIDE PRICE:- Offers around £150,000

(028) 3026 6811
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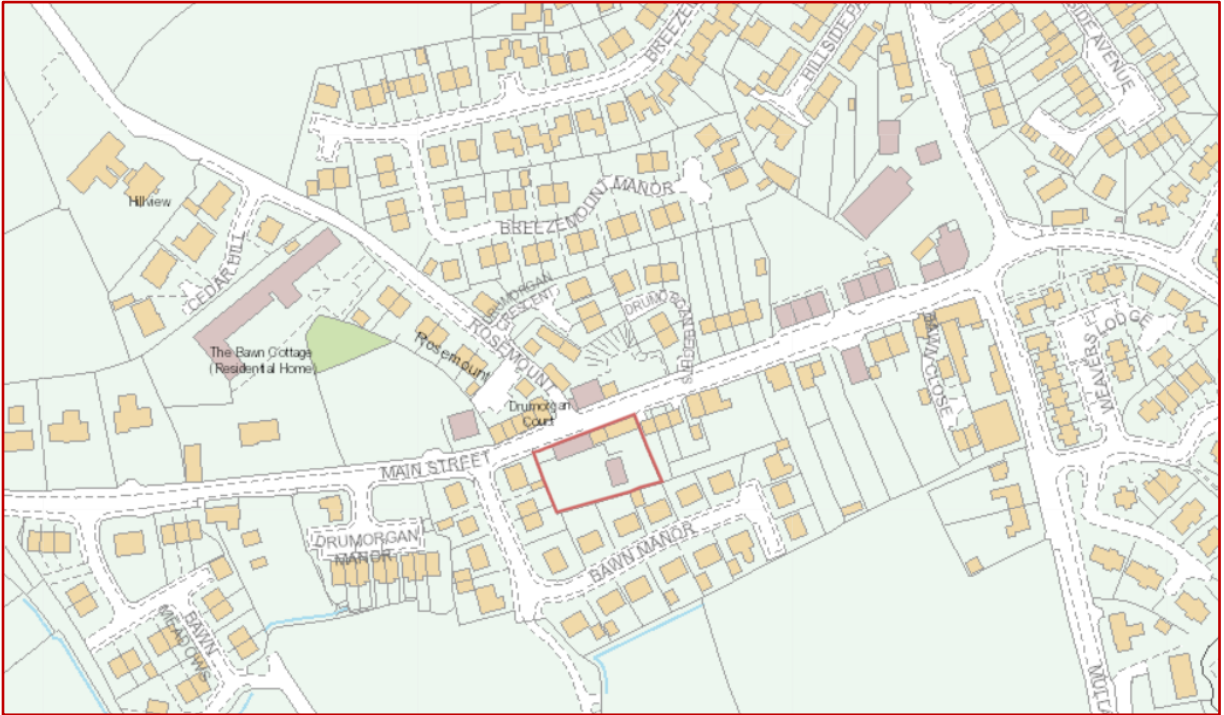
Also at:- Armagh and Dundalk

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

Located on main street Hamiltonsbawn adjacent to Bawn Manor.

From Armagh take the Hamiltonsbawn Road/A51 for 4 miles and the subject development land is on the right-hand side of Main Street in Hamiltonsbawn.



❑ PLANNING

Full Planning Consent was granted on 13th September 2022 (five year expiry).

The site extends to approximately 0.4 acres. Full Planning ref: LA08/2021/0306/F has been granted for the erection of 5 residential dwellings with associated site works.

This includes :-

- 4 semi detached house
- 1 detached house

Drawings and elevations available upon request.

Intending purchasers are advised to seek their own independent advice on the planning.



❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

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

❑ VIEWING

By inspection with the selling agent.



❑ VENDOR'S SOLICITOR

Thomas T Montague (Andrew), 50-52 Main Street, Irvinestown, BT94 1GL [Tel:- 0286862127](tel:0286862127)

❑ GUIDE PRICE

Offers around £150,000



□ SITE MAP



Armagh City, Banbridge & Craigavon Borough Council
 15 FEB 2021
 Planning Department
RECEIVED
 Armagh City, Banbridge & Craigavon Borough Council
 Drawing Number 01

SITE RINGED IN RED



Client	MR CHRIS & MRS MANDY FARR	Revisions
Project	PROPOSED HOUSING DEVELOPMENT - 5 NO DWELLINGS	
Address	LANDS @ 34, 34A & 36 MAIN STREET HAMILTONSBAWN	
Drg Title	LOCATION MAP	
Date	JAN 2021	Scale / s 1 / 2500
		Drg No 0826 / 04

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