



G/23/066

FOR SALE

**CLAY ROAD
KEADY
CO. ARMAGH**

**APPROVED BUILDING SITE EXTENDING TO APPROXIMATELY 0.4
ACRES FOR SALE**



This site is situated approx. 3 miles from Keady, offering excellent views of the surrounding countryside and Gentle Owens Lake.

Full planning permission was approved in June 2022 for a storey and half dwelling and garage.

Guide Price: - Offers over £60,000

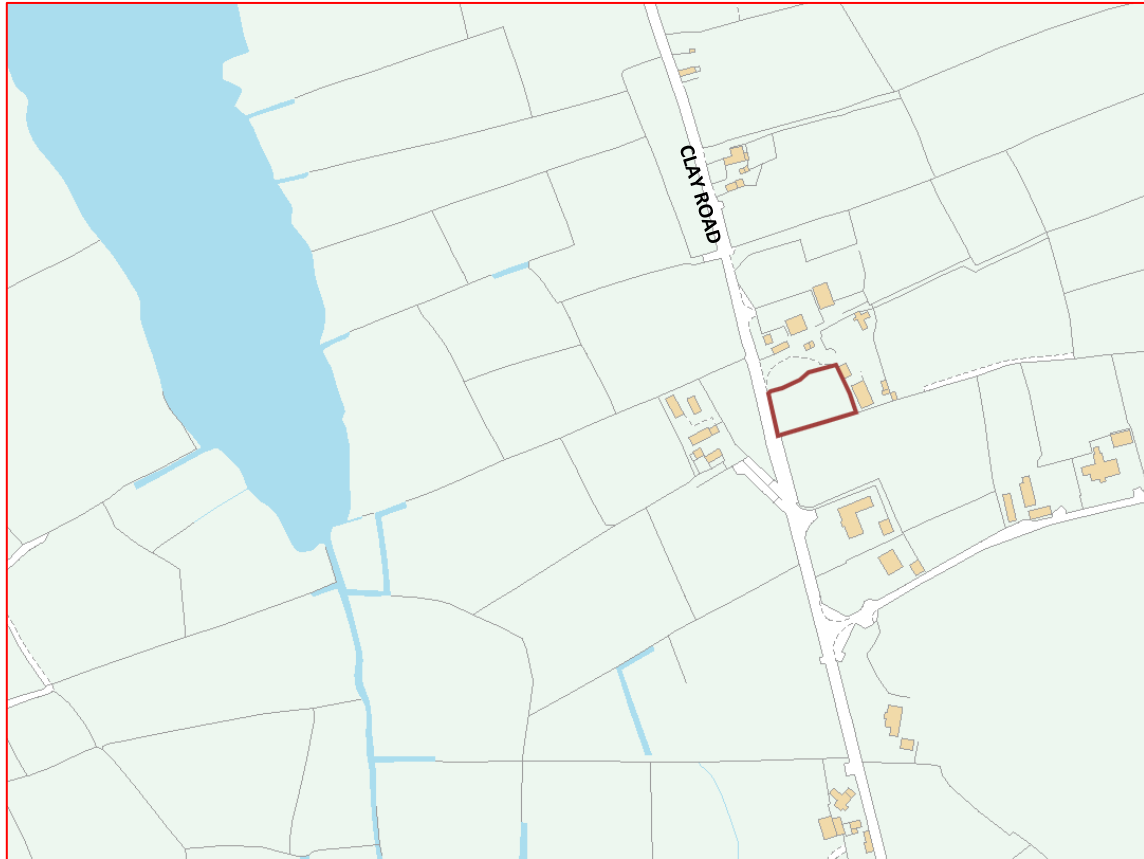
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give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

❑ LOCATION

From Keady travel approx. 3 miles on Clay Road and the subject site is on the left hand side.



❑ PLANNING

Full planning consent was granted in June 2022 under Planning Reference LA08/2021/1344/ for a storey and half dwelling and detached garage.

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

❑ AREA

The site extends to approximately 0.4 acres.



❑ VENDOR'S SOLICITOR

Peter Haughey, JJ Haughey Solicitors, 19 College Street, Armagh

❑ 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.

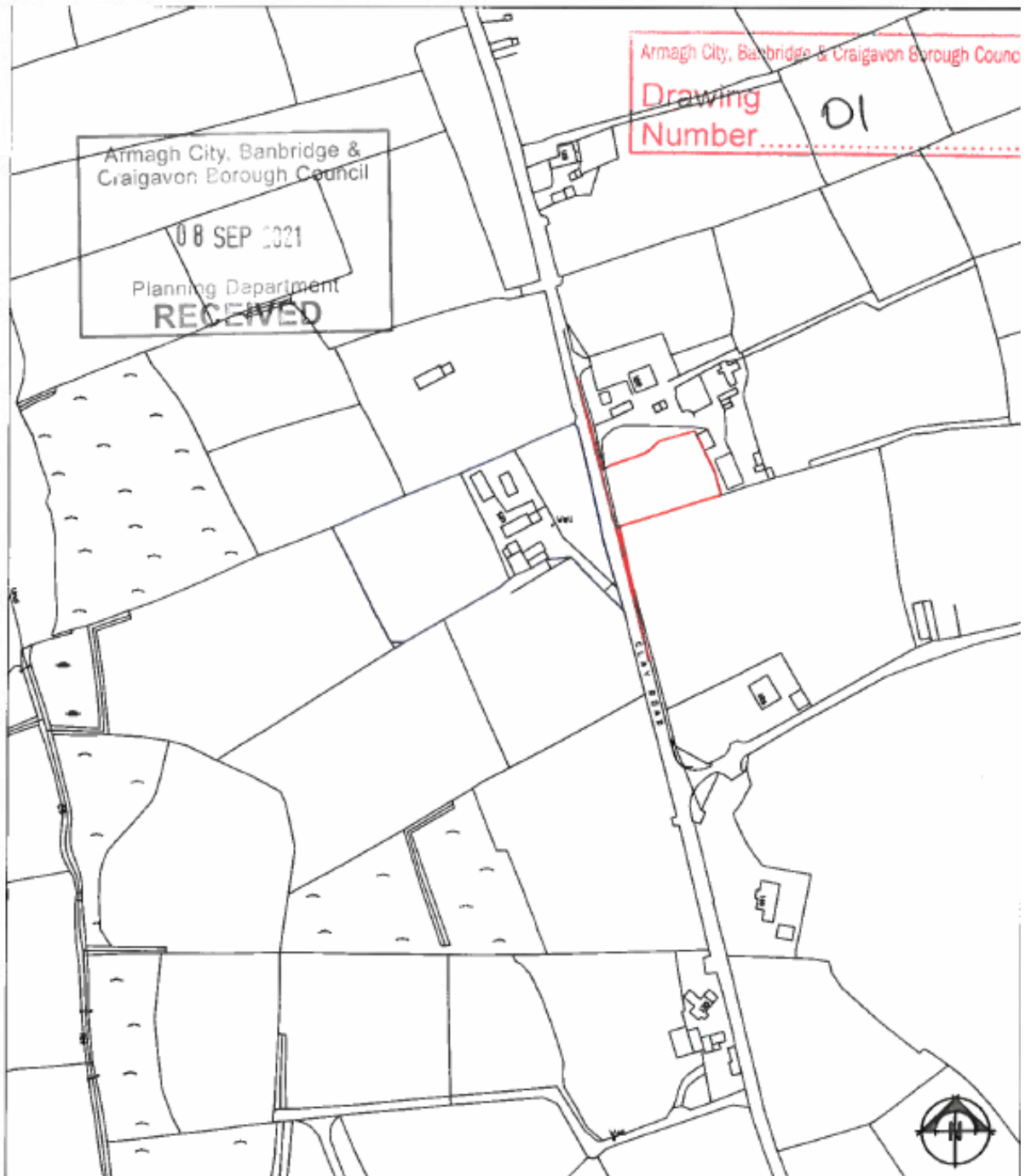


□ GUIDE PRICE

Offers over £60,000



□ SITE MAP



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| | | | |
|--|-----------------|---------------------|---------------------|
| Project Proposed Dwelling | | | |
| Client Mr Hughes | | | |
| Title Site Location Plan | | | |
| Address Lands at Clay Road, Keady, Co. Armagh | | | |
| Date 08/21 | Scale 1/2500 | File Ref J000242 | Drawing No. P01a |
| Notes Rev. A. 08/21 O&A Planning Report Amendment | | | |

