



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.**

**Closing Date For Offers: 27<sup>th</sup> June 2024  
Guide Price: - Offers around £50,000**

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

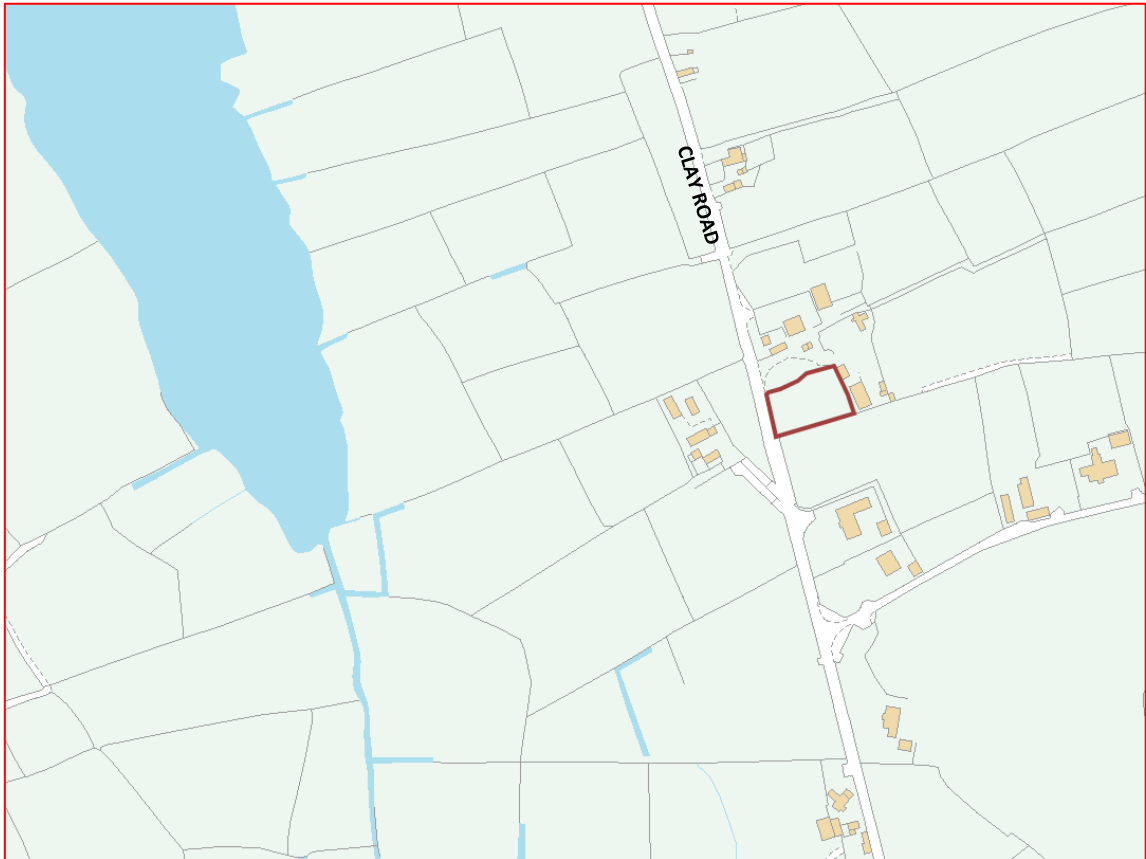
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com  
Also at:- Armagh and Dundalk

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

---

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 around £50,000

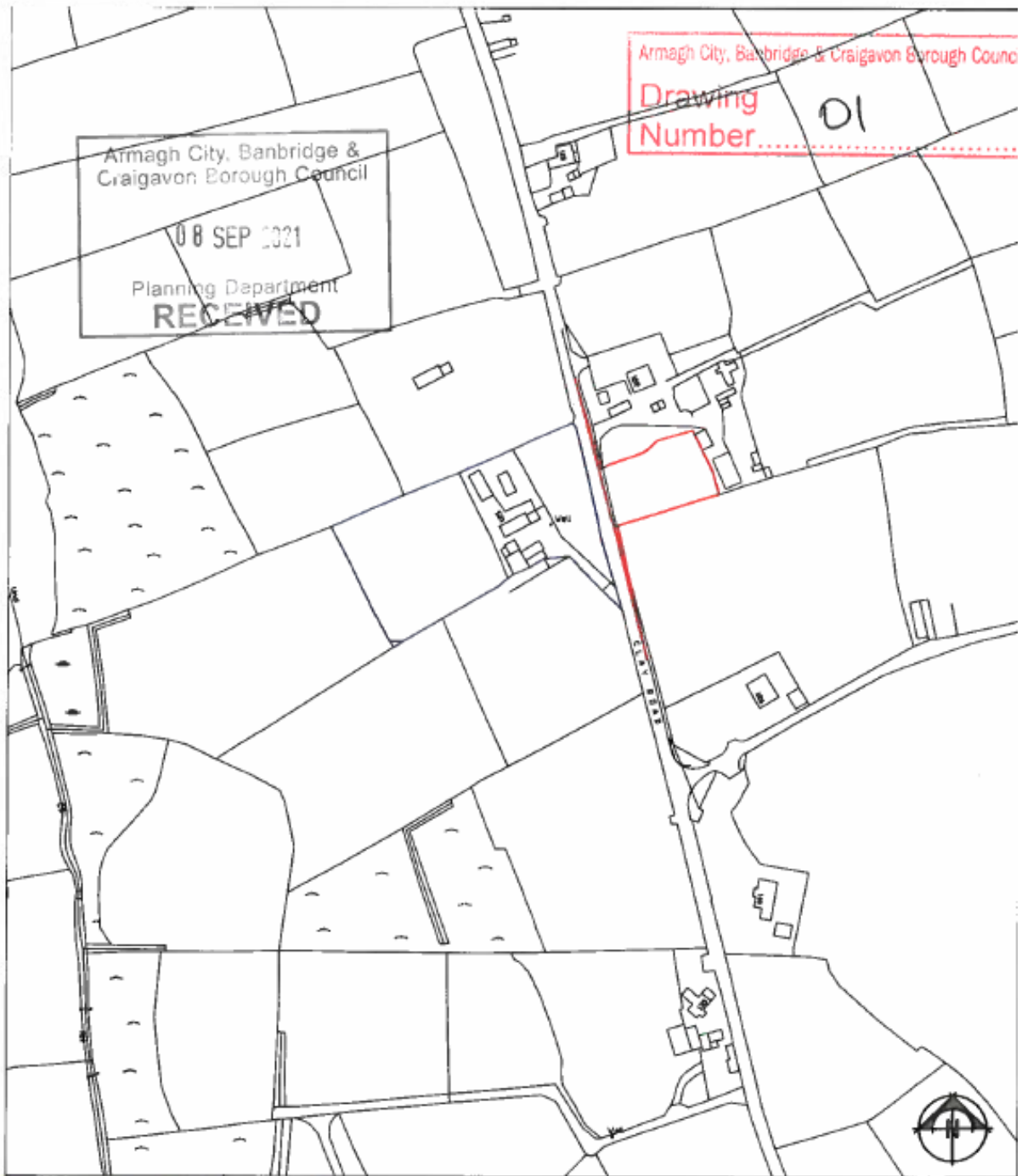
## **❑ CLOSING DATE FOR OFFERS**

---

Thursday 27<sup>th</sup> June 2024



**□ SITE MAP**



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

Unit 1, 10 Monaghan Court  
Monaghan Street  
Newry  
BT77 7DU

Tel: 028 30835700  
Mob: 07734808045  
www.o'callaghanplanning.co.uk

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 OAM Planning Request Amendment			

