



G/24/062

FOR SALE

**CORERNAGH ROAD
TANDRAGEE
CO. ARMAGH**

**APPROVED BUILDING SITE EXTENDING TO APPROXIMATELY 0.7
ACRES FOR SALE**



**This site is situated in a private and peaceful rural setting, only 5 miles from
Tandragee.**

Full Planning Consent was granted in June 2009.

Guide price: - Offers around £55,000

Closing date for offers: Thursday 10th October 2024

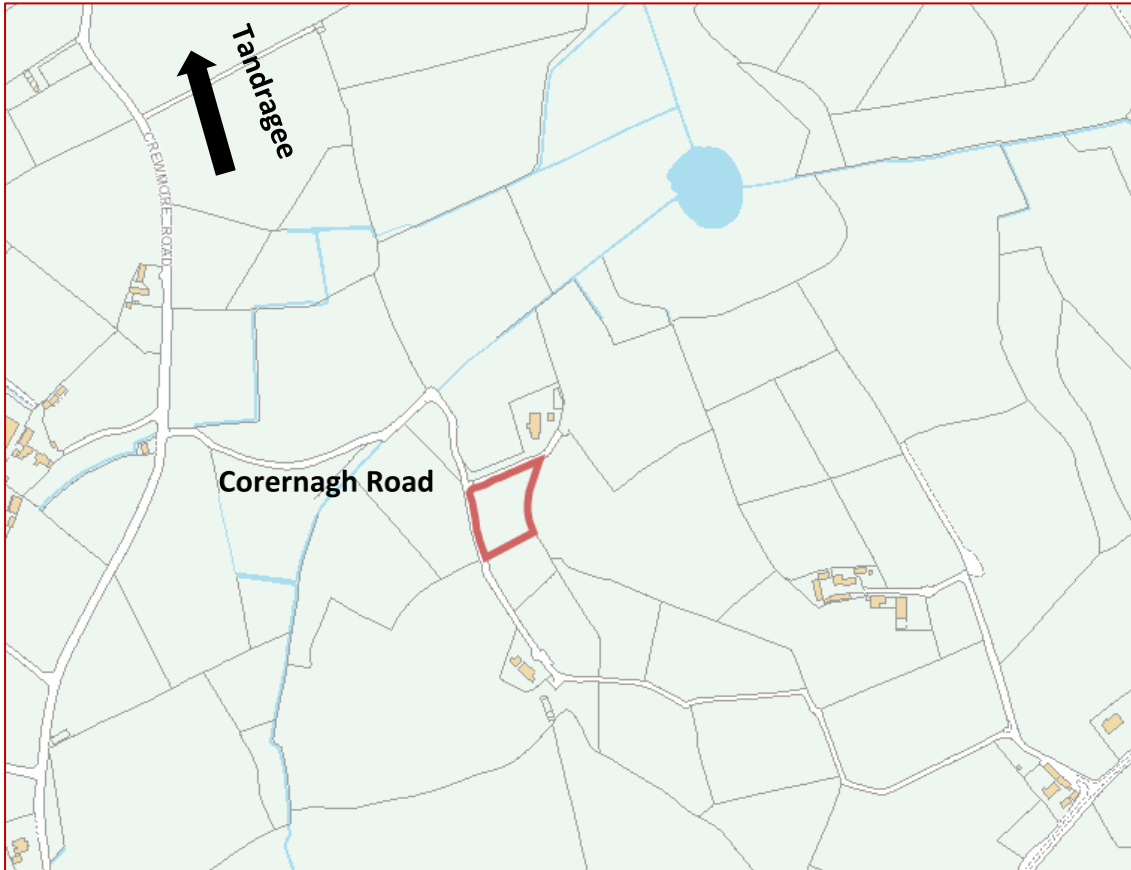
(028) 3026 6811
www.bestpropertyservices.com

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 Tandragee take the B3/Markethill road, continue along for 2.5 miles before turning left onto the Cloghoge Road, travel approximately 0.5 miles before turning right onto the Ballyshiel Road, continue for 1.3 miles and at the junction turn onto the Crewmore Road, continue for 0.4 miles before turning left onto the Corernagh Road and the subject site is located on your right approximately 0.2 miles.



❑ PLANNING

Full planning consent for a bungalow was granted in June 2009 under planning reference O/2009/0189/F.

Building Control consent for a bungalow (approx 2000sqft) was granted on 2ND June 2016 under Reference FP/2016/0886.

Foundations were poured for the garage to retain the permission

Further planning details available upon request.

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

□ AREA

The site extends to approximately 0.7 acres and the successful purchaser(s) maybe able to acquire additional land adjacent to the site which can be purchased at a separate figure.



□ VENDOR'S SOLICITOR

Ciaran Rafferty, Rafferty & Co 83 Hill Street Newry BT34 1DG
ciaran@ciaranraffertysol.com

□ VIEWING

By inspection on site.

□ BOUNDARIES

The successful purchaser will be responsible for fencing off the building site boundaries with a stock proof fence from lands retained by the vendor.

❑ 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.

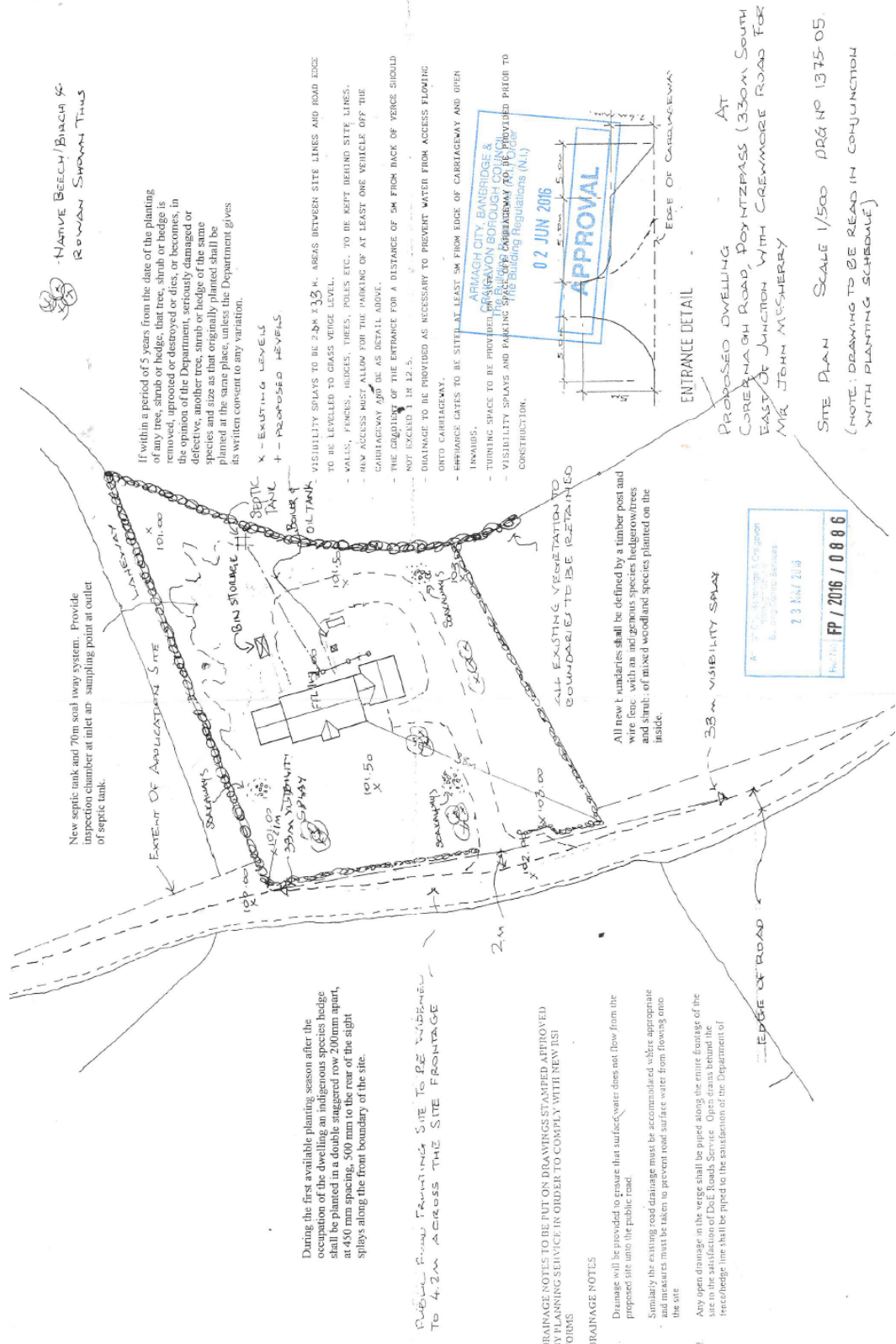
❑ GUIDE PRICE

Offers around £55,000

❑ CLOSING DATE FOR OFFERS

Thursday 10th October 2024

SITE LAYOUT



NATIVE BEECH/BIRCH &
ROWAN SHOWN THIS

Within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

X - EXISTING LEVELS
+ - PROPOSED LEVELS

VISIBILITY SPLAYS TO BE 2.8M X 3.8 M. AREAS BETWEEN SITE LINES AND ROAD EDGE TO BE LEVELLED TO GRASS VEGETATION LEVEL.
- WALLS, FENCES, HEDGES, TREES, POLES ETC. TO BE KEPT BEHIND SITE LINES.
- NEW ACCESS MUST ALLOW FOR THE PARKING OF AT LEAST ONE VEHICLE OFF THE CARRIAGEWAY AND BE AS DETAIL ABOVE.
- THE CLEARANCE OF THE ENTRANCE FOR A DISTANCE OF 5M FROM BACK OF VEHICLE SHOULD NOT EXCEED 1 IN 2.5.

- DRAINAGE TO BE PROVIDED AS NECESSARY TO PREVENT WATER FROM ACCESS FLOWING ONTO CARRIAGEWAY.
- ENTRANCE GATES TO BE SITUATED AT LEAST 5M FROM EDGE OF CARRIAGEWAY AND OPEN INWARDS.
- TURNING SPACE TO BE PROVIDED TO ACCOMMODATE THE BULK OF THE VEHICLE PROVIDED PRIOR TO CONSTRUCTION.
- VISIBILITY SPLAYS AND PARKING SPACES TO BE PROVIDED PRIOR TO CONSTRUCTION.

ARMAGH CITY, BANBRIDGE &
CRAIGAVON BOROUGH COUNCIL
THE BUILOGH CARRIAGEWAY FOR THE
PLANTING REGULATIONS (N.I.)
02 JUN 2016
APPROVAL

ENTRANCE DETAIL

PROPOSED DWELLING AT
CUREENAGH ROAD, POYNTPASS (330M SOUTH
EAST OF JUNCTION WITH GREEMORE ROAD FOR
MR JOHN MESSHERY

SITE PLAN SCALE 1/500 DRG NO 1375-05
(NOTE: DRAWING TO BE READ IN CONJUNCTION
WITH PLANTING SCHEDULE)

New septic tank and 70m seal away system. Provide inspection chamber at inlet and sampling point at outlet of septic tank.

EXTENT OF APPLICATIONS SITE

SEPTIC TANK
OIL TANK
BULK STORAGE
30M SEPTIC TANK
101.00
101.50

38M VISIBILITY SPLAY
3.8M VISIBILITY SPLAY

101.00
101.50
102.00
103.00

2.8M
3.8M

EDGE OF ROAD
EDGE OF CARRIAGEWAY

ALL EXISTING VEGETATION TO
BOUNDARIES TO BE RETAINED
INSIDE

All new boundaries shall be defined by a timber post and wire fence with an indigenous species hedge/trees and shrubs of mixed woodland species planted on the inside.

38M VISIBILITY SPLAY

2.8M

EDGE OF ROAD

EDGE OF CARRIAGEWAY

During the first available planting season after the occupation of the dwelling an indigenous species hedge shall be planted in a double staggered row 200mm apart, at 480 mm spacing, 500 mm to the rear of the sight splay along the front boundary of the site.

PUBLIC ROAD FRONTING SITE TO BE WIDENED TO 4.2M ACROSS THE SITE FRONTAGE

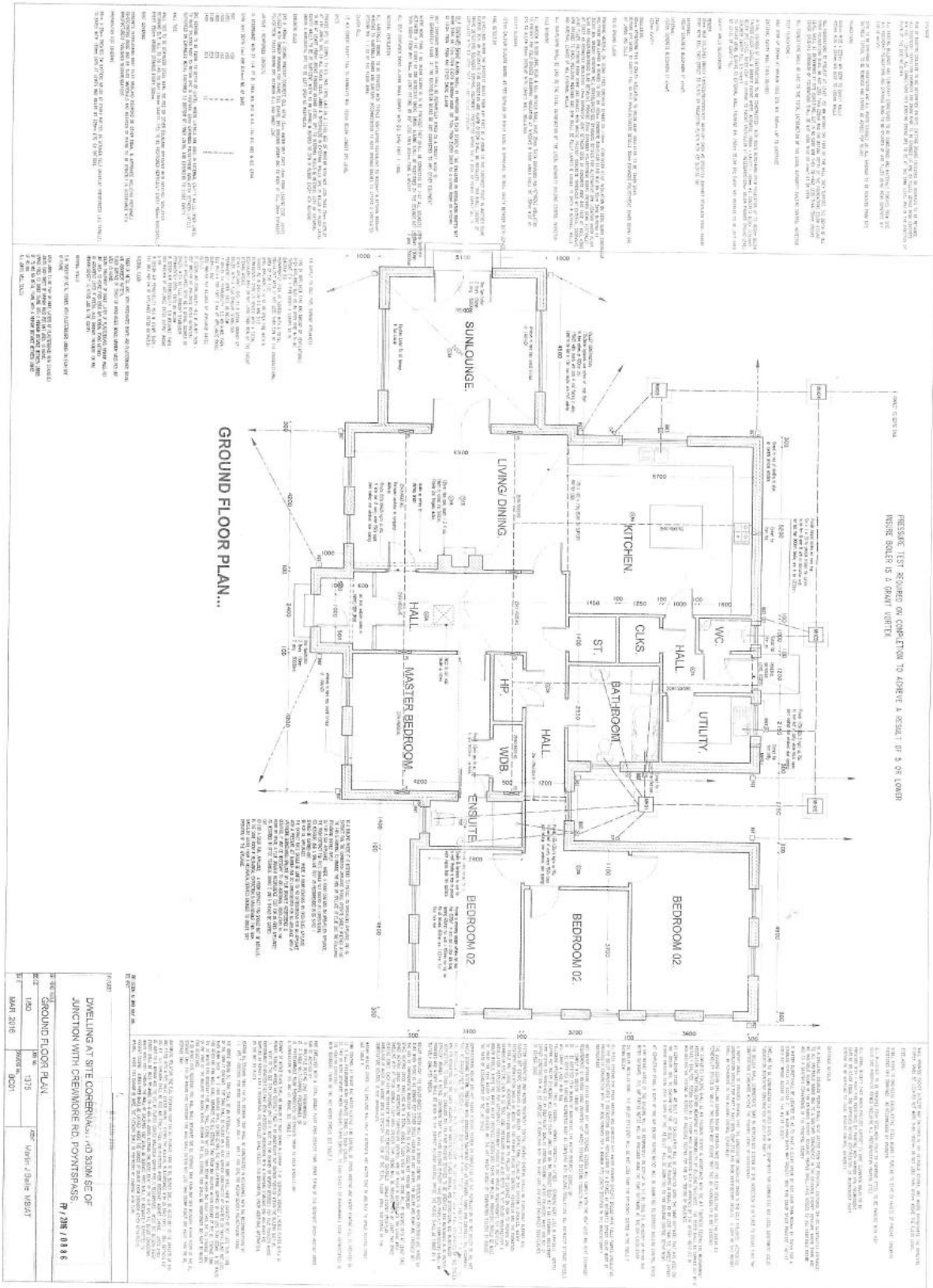
DRAINAGE NOTES TO BE PUT ON DRAWINGS STAMPED AND APPROVED BY PLANNING SERVICE IN ORDER TO COMPLY WITH NEW JLSI FORMS

DRAINAGE NOTES

1. Drainage will be provided to ensure that surface water does not flow from the prepared site onto the public road.
Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the site.
2. Any open drainage in the verge shall be piped along the entire frontage of the site to the satisfaction of DoE Roads Service. Open drains behind the frontage line shall be piped to the satisfaction of the Department of Infrastructure.

Armagh City, Banbridge & Craigavon
Borough Council
23 MAY 2016
Ref: 1375-05 / 0886

ELEVATIONS

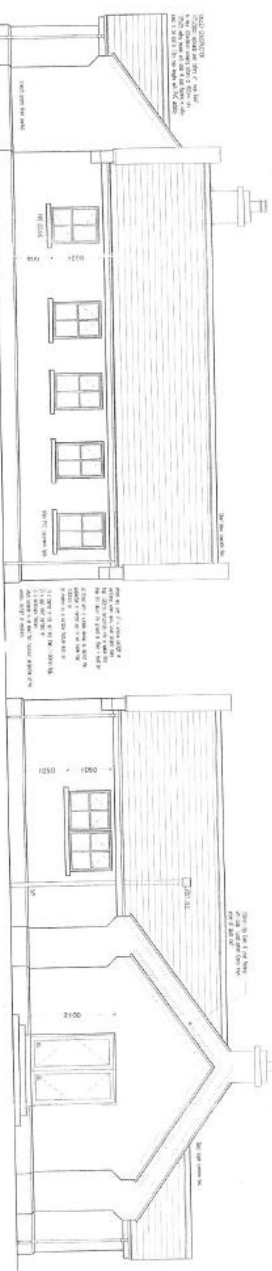




FRONT ELEVATION...



REAR ELEVATION...



SIDE ELEVATION...

SIDE ELEVATION...

L&P MR. JOHN J. MC SHERRY
 DWELLING AT SITE CORNER KASH RD 3300M SE OF
 JUNCTION WITH CREWMORE RD. POYNTSMASS. P. 2011 / 1011 E
 SCALE THE ELEVATIONS
 DATE 10/13/11
 MODEL NO. 5002
 MARCH 2015
 ARCHITECT
 JAMES J. BROWN, ARCHT
 1400 W. BROADWAY, SUITE 100
 DENVER, CO 80202

