



*Outlines for indicative purposes only

FOR SALE

**Fews Forest, Friary Road, Co. Armagh
Unique Opportunity of circa 44.8 acres with FPP for Quarry**

Lisney

Features

- Approximately 44.8 acres
- Full Planning Permission for use as a quarry with reserves of 7.5 million tonnes
- Estimated maximum reserves of 9.2 million tonnes

Location

The subject land is located 10.4 miles south east of Armagh City Centre and 15 miles west of Newry City Centre.

The land is accessed by private road from the Friary Road, which runs between the Armagh Road to the south and the Clady Road to the north.



Description

The subject land comprises circa 44.8 acres of land currently planted out as forestry land. The land is of varying topography and is laid out in a rectangular shape.

We understand the site is underlain by Silurian sandstone bedrock commonly described as Greywacke or Gritstone.

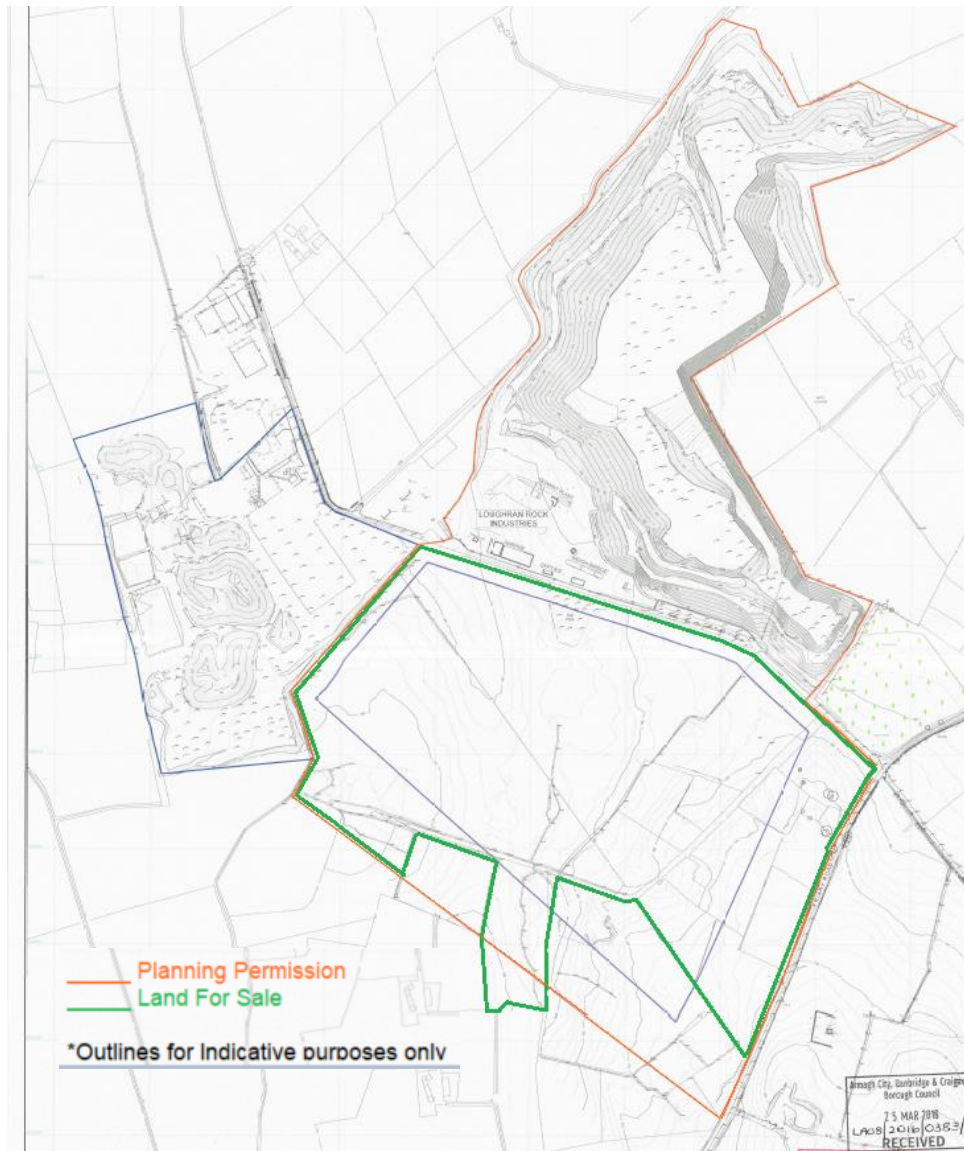
We understand there is a 999 year lease in place over a small part of the site on the northern boundary, currently in use as a carpark.

Accommodation

All areas have been measured on Spatial NI and are approximate.

Acres	44.8
-------	------





Planning

The planning permission below exists on the subject land.

Please note, the planning incorporates the adjoining quarry however the new benches are on the subject land

Address

55 Friary Road Mowhan Armagh

Consent Reference

LA08/2016/0383/F & LA08/2015/0972/PAN

Granted

24 October 2016

Expiry

12 October 2021

Description

Extension to quarry including consolidation of the existing operational area, provision of an alternative access, landscaping, native species planting and phased restoration.

We note the following key points from the planning permission;

- 3 x 15m benches to a maximum depth of 45 metres
- Annual extraction is totalled at 300,000 tonnes per annum
- Estimated life expectancy of mineral working is 25 years

Interested parties are advised to undertake their own research into the planning consent. Documents can be found on the Planning NI website using the above references.



Guide Price

Price on Application

Stamp Duty

All prices and outgoings are exclusive of but may be liable for Stamp Duty. This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Contact

Andrew Gawley / Lynn Taylor
T: 02890 501 552 / 02890 501 556
E: agawley@lisney.com / ltaylor@lisney.com

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/ukSI/2017/692/made>
Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed onto any other party, unless we are required to do so by law and regulation.