



Instinctive  
Excellence  
in Property.

# For Sale

Excellent Residential Development Site  
Approx. 6.39 acres

**(Outline Planning Consent for 52 no. Units)**

Lands at Keady Road  
Armagh  
Co. Armagh  
BT60 3JD

**RESIDENTIAL DEVELOPMENT  
OPPORTUNITY**



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Armagh

## Location

Armagh occupies a convenient residential location with the City 13 miles south of Dungannon, 10 miles south west of Portadown and 19 miles north west of Newry. Offering strong transportation links, Armagh City has witnessed good levels of new residential development in recent times as it is within an hours commute of Belfast.

The site is positioned approximately 1 mile from Armagh city centre in an attractive residential location. The site enjoys direct frontage onto Keady Road, one of the main arterial routes into the city with a wide range of local amenities nearby.

## Description

The subject comprises an extensive residential development opportunity south of the city centre in a much sought after location on the periphery of Armagh. The site extends to approximately 6.39 acres with direct access onto Keady Road and has a gentle sloping topography.

## Site Area

Description	Acres	Hectares
Site Area	6.39	2.59

## Planning

The site benefits from outline planning permission for the construction of 52 no. dwellings comprising;

- 9 no. Detached houses
- 30 no. Semi-detached houses
- 13 no. Townhouses

The outline consent was granted under application ref: LA08/2018/0406/O on 11 July 2019. Further details are available on request.

## VAT

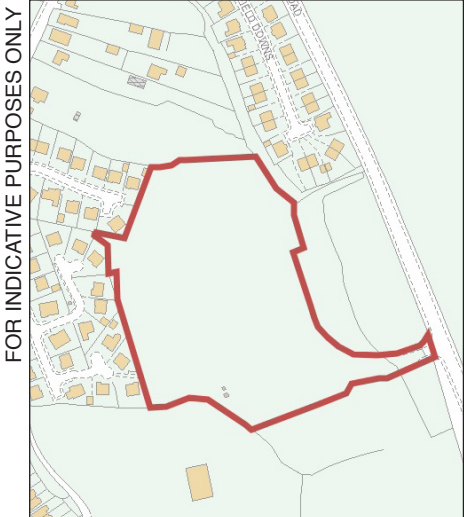
All prices, rentals and outgoings quoted are exclusive of but may be liable to VAT.

## Guide Price

On application.

RESIDENTIAL DEVELOPMENT OPPORTUNITY

### OS Map

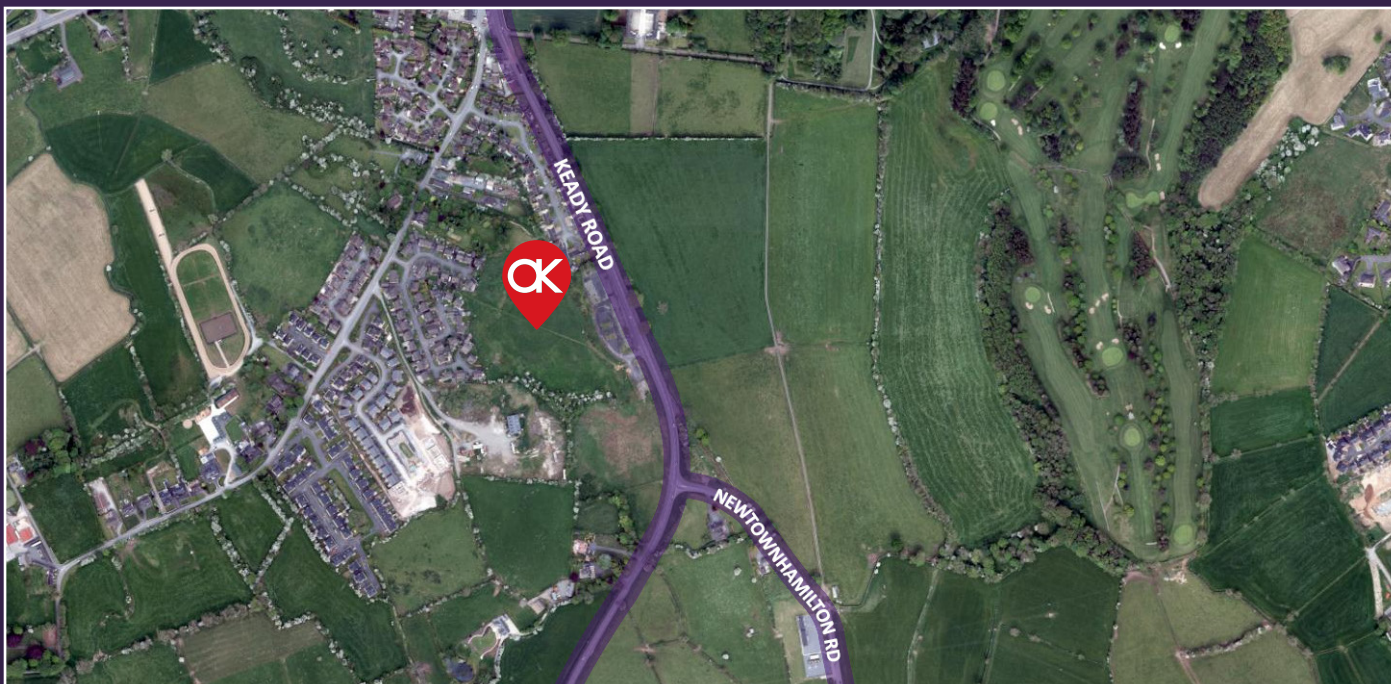


## Site Layout Plan - Proposed



FOR IDENTIFICATION PURPOSES ONLY





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