

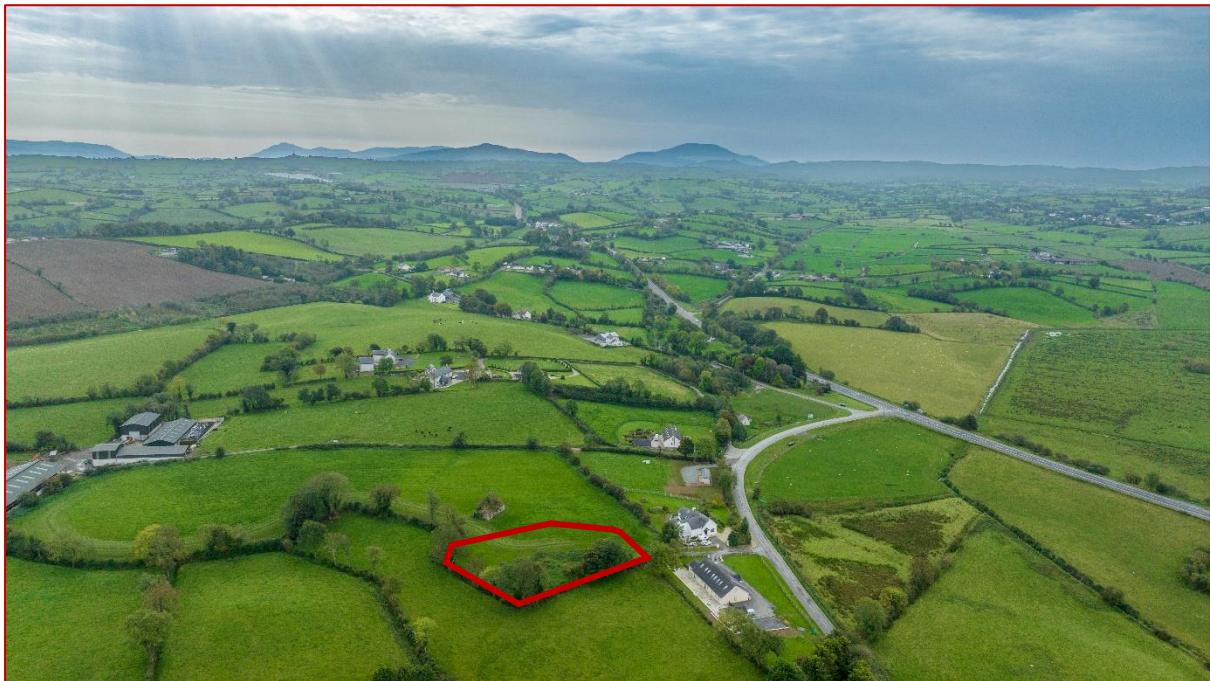


G/23/103

**FOR SALE**

**BALLYVALLY ROAD  
LOUGHGILLY  
CO. ARMAGH**

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



**This site is situated approx. 3 miles from Markethill, offering excellent  
views of the surrounding countryside.**

**Reserved matters were approved in January 2009 for a 2 storey dwelling  
and garage.**

**Guide Price: - Offers around £75,000**

**(028) 3026 6811**  
**[www.bestpropertyservices.com](http://www.bestpropertyservices.com)**

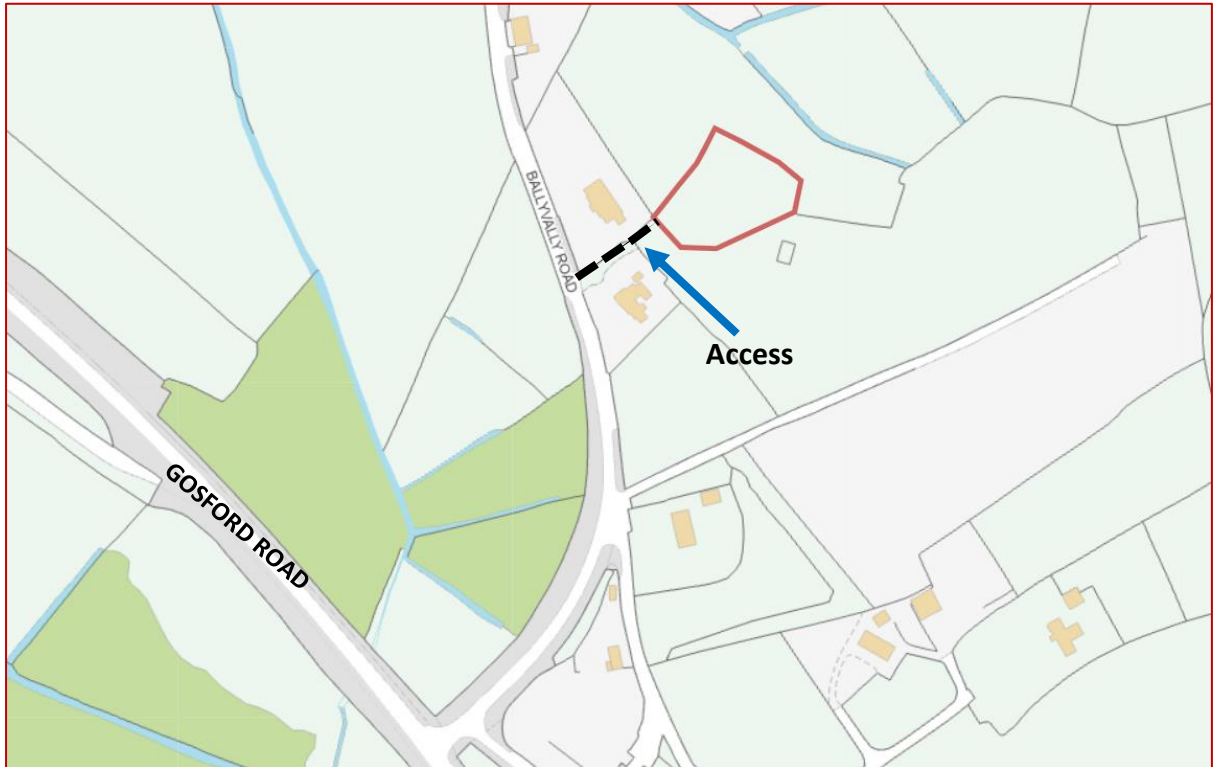
**BEST PROPERTY SERVICES (N.I.) LTD**  
108 Hill Street, Newry, Co. Down BT34 1BT  
Fax: (028) 3026 5607 E-mail: [land@bestpropertyservices.com](mailto:land@bestpropertyservices.com)  
Also at:- Armagh and Dundalk

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

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From Markethill take the Gosford road travel approx 3 miles towards Newry, turn left onto the Ballyvally Road. Travel a short distance on Ballyvally Road and the subject site is located on the right handside.



## ❑ PLANNING

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Reserved matters were approved for a two storey dwelling with garage, granted in January 2009 under Planning Reference O/2008/806/RM. Prior to the grant of Reserved Matters, Outline planning consent was granted under planning reference O/2005/0413/O

Works have commenced to retain the planning permission, the proposed garage has been constructed to sub floor level.

We have copies of the CLEUD and consent to discharge on file and these are available upon request.

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

## ❑ AREA / ACCESS

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The site extends to approximately 0.7 acres and the successful purchaser will have a right of access over the laneway and shown on the attached land registry map.

## **❑ VENDOR'S SOLICITOR**

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Roy Dougan, Kempton Redman Law, Armagh Business Park Hamiltonsbawn Road Armagh BT601HW. roy@krlaw.co.uk

## **❑ VIEWING**

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By inspection on site.



## **❑ OFFERS**

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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.

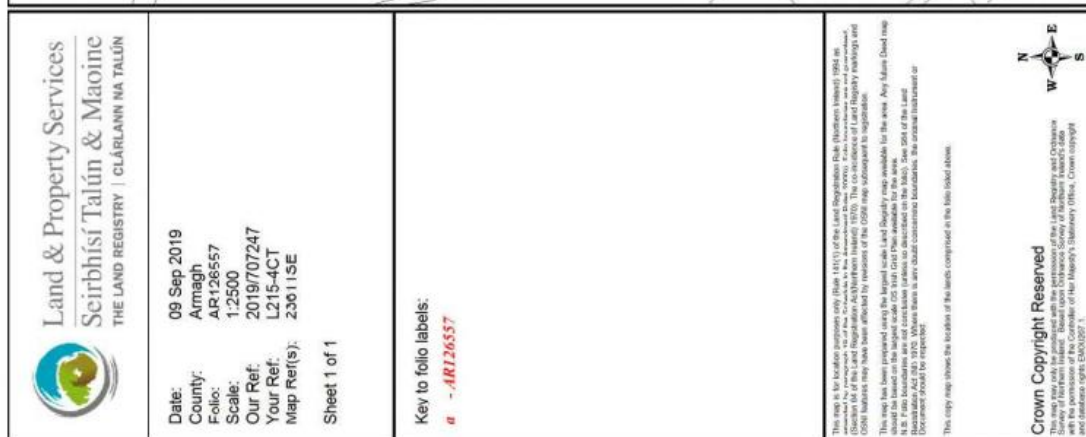
## **❑ GUIDE PRICE**

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Offers around £75,000



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Land & Property Services  
**Scirbhís Talún & Maoine**  
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 09 Sep 2019  
County: Armagh  
Folio: AR126557  
Scale: 1:2500  
Our Ref: L2019/07247  
Your Ref: L215-4CT  
Map Ref(s): 230115E

Key to folio labels:

[illegible]

This copy map shows the location of the lands comprised in the film listed above.



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Sheet 1 of 1

0 - AR143367

This large map shows the location of the birds compared to the other island groups.

and Michael Lynn (Eds.), 2001).

