



G/19/080

**FOR SALE
GRANEMORE ROAD
KEADY
CO ARMAGH**

**APPROX. 3.25 ACRES DEVELOPMENT LANDS WITH FULL PLANNING
CONSENT FOR 22 DWELLINGS AND NI WATER APPROVAL FOR DRAINAGE**



**These lands, situated opposite Granemore Heights and convenient to
the centre of Keady are being offered with Full Planning Consent for
22 houses.**

Guide Price – Offers over £465,000

Closing date for offers- Thursday 16th January 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

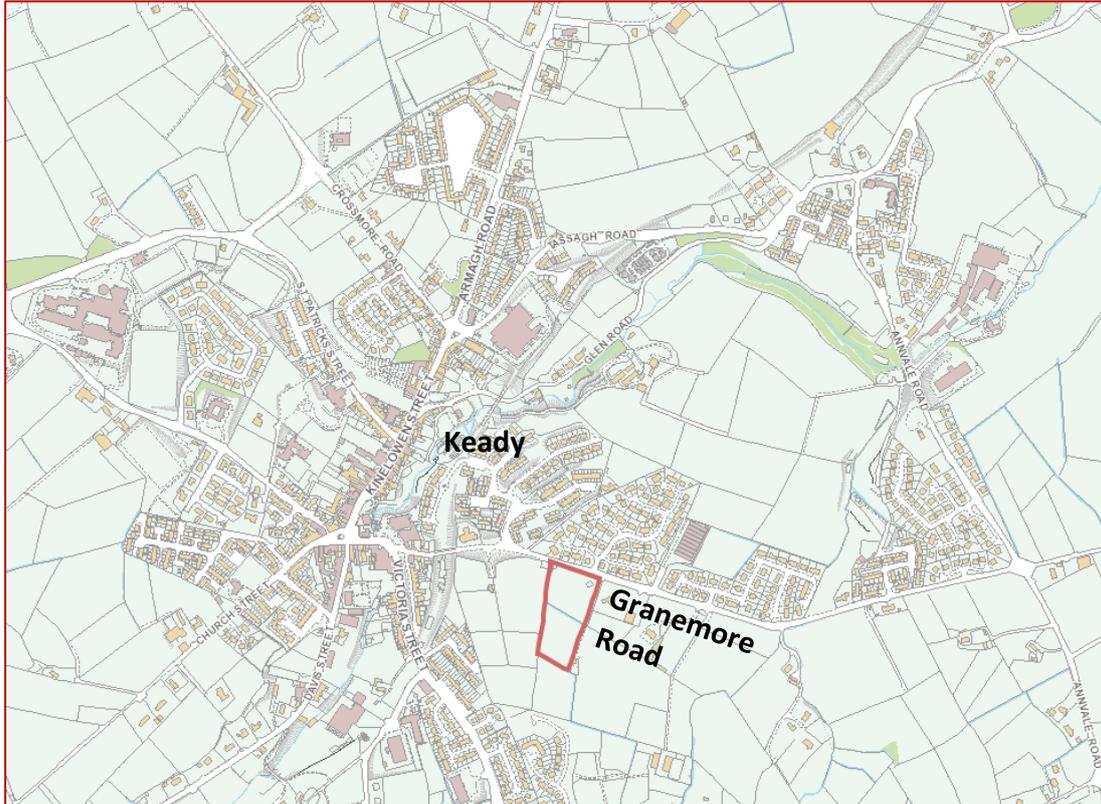
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

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, take the Granemore Road and the lands are situated on the right hand side opposite Granemore Heights.



❑ PLANNING

Full Planning Consent was granted on 5th June 2024 for 22 dwellings with associated site works under Planning Reference: LA08/2022/1297/F

This includes 6 detached and 16 semi detached dwellings.

Intending purchasers are advised to seek their own independent advice on the planning.

Drawings and elevations available upon request.

❑ NI WATER

In their consultation response NI Water have confirmed that there is available capacity at the WWTW as planning permission was approved in June 2024.

❑ EASEMENT FOR VISIBILITY SPLAYS

The successful purchaser will be granted an easement for visibility splays along the road frontage at the western boundary.

❑ AREA

Currently in agricultural use, the lands comprise two fields extending to approximately (1.31Ha) 3.25 acres.



❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ VIEWING

By inspection on site.



❑ VENDOR'S SOLICITOR

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

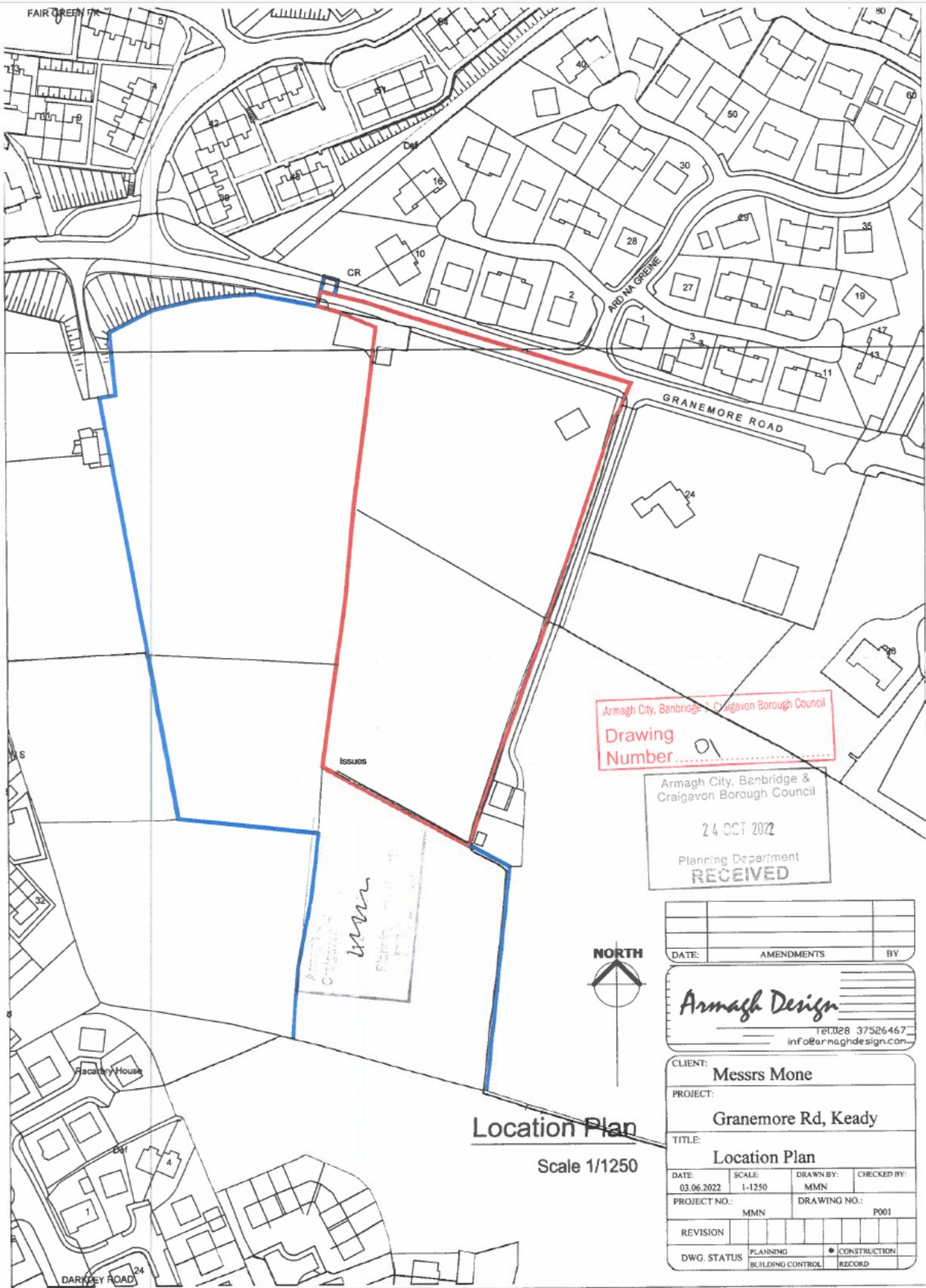
❑ GUIDE PRICE

Offer over £465,000

❑ CLOSING DATE FOR OFFERS

Thursday 16th January 2025

MAP



Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 01

Armagh City, Banbridge & Craigavon Borough Council
 24 OCT 2022
 Planning Department
RECEIVED



Location Plan
 Scale 1/1250

DATE:	AMENDMENTS	BY
<p>Armagh Design Tel: 028 37526467 info@armaghdesign.com</p>		
CLIENT:	Messrs Mone	
PROJECT:	Granemore Rd, Keady	
TITLE:	Location Plan	
DATE:	SCALE:	DRAWN BY:
03.06.2022	1-1250	MMN
PROJECT NO.:	DRAWING NO.:	
MMN	P001	
REVISION		
DWG. STATUS	PLANNING	CONSTRUCTION
	BUILDING CONTROL	RECORD

DRAWINGS & ELEVATIONS

FRONT ELEVATION
SCALE: 1:100

REAR ELEVATION
SCALE: 1:100

SIDE ELEVATION
SCALE: 1:100

SIDE ELEVATION
SCALE: 1:100

GROUND FLOOR LAYOUT
SCALE: 1:100

FIRST FLOOR LAYOUT
SCALE: 1:100

Finishes Schedule

- Walls: Dry (Plaster) Dash Finish With Smooth Rendered Detailing To Densoid Areas.
- Floor: Maroon Blue/Black Devonish Granite Cool Tiles.
- Windows: Upright White Windows & Upright Panels Green Composite Front Door & Black Rear Door (Both With White Frames).
- Rainwater Goods: PPC Black Aluminium Gutters & Upright Black Downpipes.

DATE:	AMENDMENTS	BY

Armagh Design

CLIENT: Messrs Mone
PROJECT: Granemore Rd, Keady
TITLE: House Type A

DATE:	SCALE:	DRAWN BY:	CHECKED BY:
03.06.2022	1:100	MMN	
PROJECT NO.:		DRAWING NO.:	
		94	

REVISION	A	B			
DWG. STATUS	PLANNING				
	BUILDING CONTROL			CONSTRUCTION	RECORD

DRAWING 04 REV 1



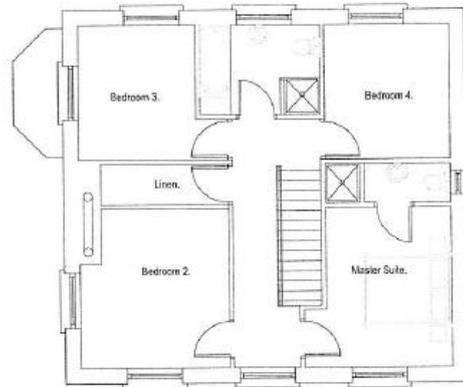
FRONT ELEVATION
SCALE: 1:100



GROUND FLOOR LAYOUT
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



FIRST FLOOR LAYOUT
SCALE: 1:100

Finishes Schedule

Walls: Dry (Rubble) Dash Finish With Smooth Rendered
Detailing To Detailed Areas.

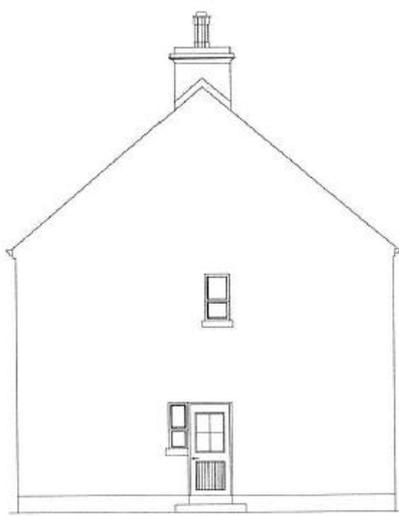
Roof: Mannok Blue/Black 'Everest' Garnes Roof Tiles.

Windows: Upvc White Windows & Upvc Panel Glass
Composite Front Door & Block Rear Door (Both With White
Frames).

Hardware Goods: PPC Black Aluminium Gutters & Upvc
Black Downpipes



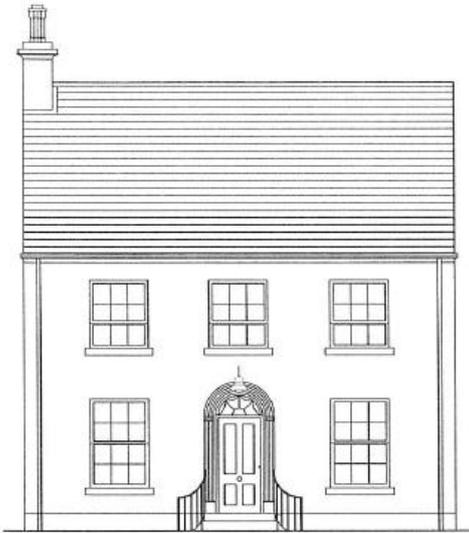
SIDE ELEVATION
SCALE: 1:100



SIDE ELEVATION
SCALE: 1:100

DRAWING NO 05 REV 1

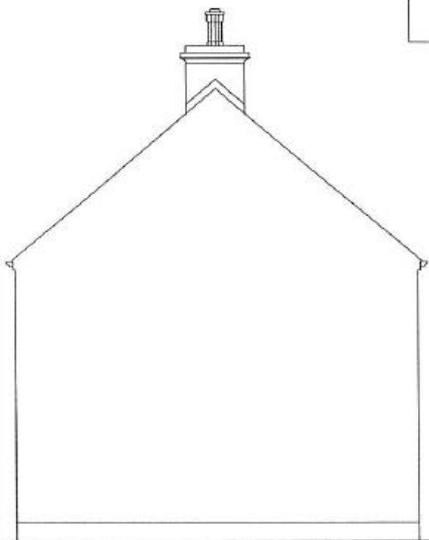
DATE:	AMENDMENTS	BY
<i>Armagh Design</i>		
CLIENT:	Messrs Mone	
PROJECT:	Granemore Rd, Keady	
TITLE:	House Type A (Handed)	
DATE:	SCALE:	DRAWN BY:
03.06.2022	1:100	MMN
PROJECT NO.:	DRAWING NO.:	
	05	
REVISION	A	B
DWG. STATUS	PLANNING BUILDING CONTROL	CONSTRUCTION RECORD



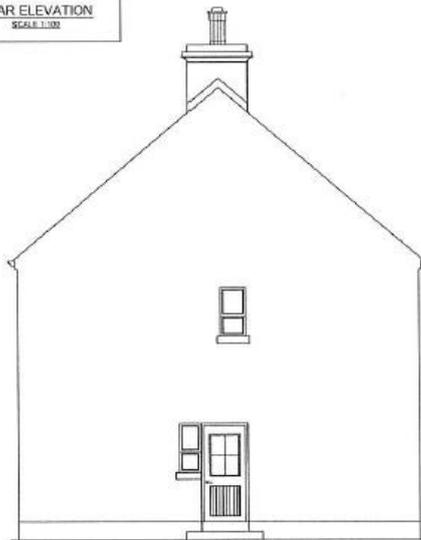
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100

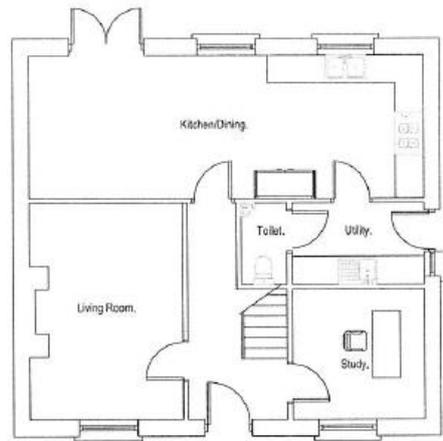


SIDE ELEVATION
SCALE 1:100

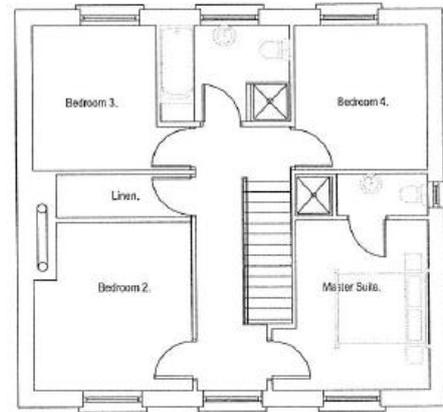


SIDE ELEVATION
SCALE 1:100

GROUND FLOOR LAYOUT
SCALE 1:100



FIRST FLOOR LAYOUT
SCALE 1:100



Finishes Schedule

Walls: Dry (Pebble) Dark Finish With Grout Resistant
 Dabbling To Dented Areas.
 Roof: Mineral Base/Black 'Dewalt's' Concrete Roof Tiles.
 Windows: Upvc White Windows & Upvc Pastel Green
 Composite Front Door & Black Rear Door (Both With White
 Frames).
 Rainwater Goods: PPC Black Aluminium Gutters & Upvc
 Black Downpipes

DATE:	AMENDMENTS	BY

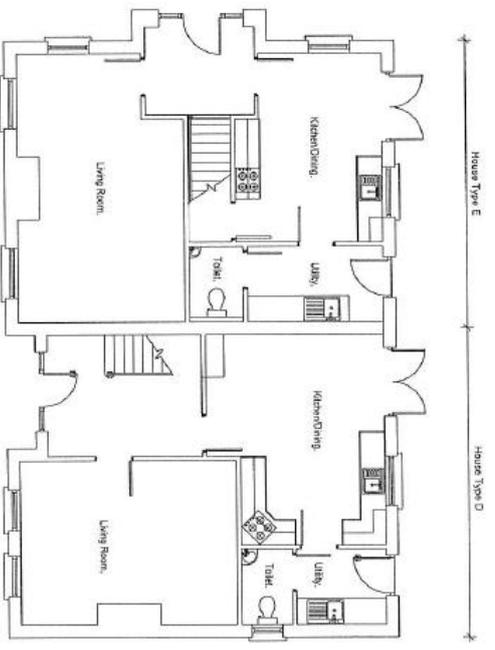
Armash Design

CLIENT: Messrs Mone
 PROJECT: Granemore Rd, Keady
 TITLE: House Type B

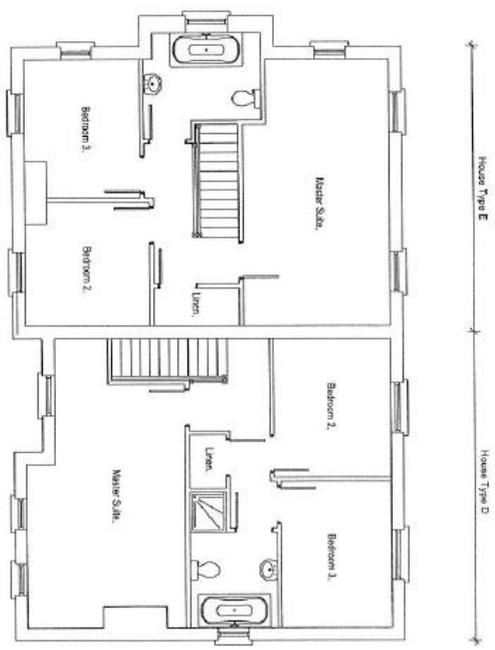
DATE: 03.06.2022	SCALE: 1:100	DRAWN BY: MMN	CHECKED BY:
PROJECT NO.:		DRAWING NO.:	

REVISION	A	B								
DWG. STATUS	PLANNING	BUILDING CONTROL	CONSTRUCTION	RECORD						

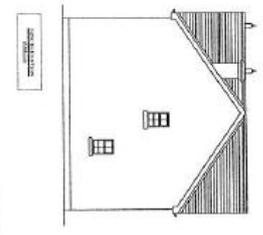
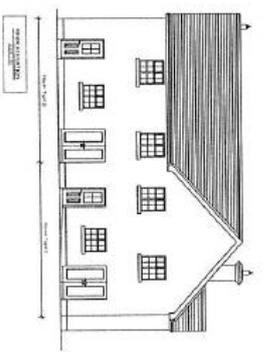
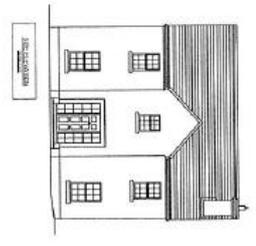
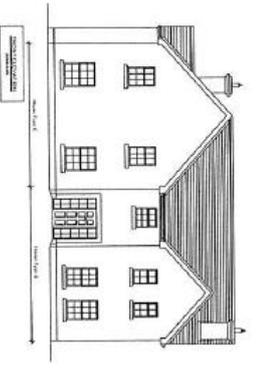
DRAWING NO 06 REV 1



GROUND FLOOR LAYOUT
SCALE: 1/8"



FIRST FLOOR LAYOUT
SCALE: 1/8"



Finishes Schedule

Walls: Dry Panel; Data Strip with Smooth Keenland
 Ceiling: 7 1/2" Drywall
 Roof: Nomex Insulation; Dens-Gard; Gypsum Panel; Tyvek
 Windows: Fibre Board; Black; Four Pane; Operable with White
 Frames
 Rainwater Goodie: 3000 Black; Aluminum; Color: K; Lipac
 Base Components

Drawing No 18

Arrow Design

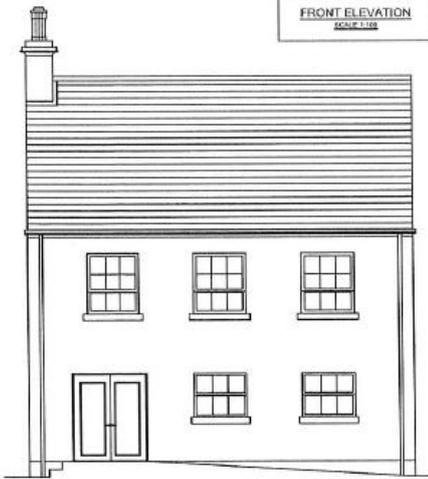
CLIENT: MESSIAH WORKS
 PROJECT: GARDNER RD. KINGS
 TITLE: HOUSE TYPE D & E
 DATE: 10/15/11
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []



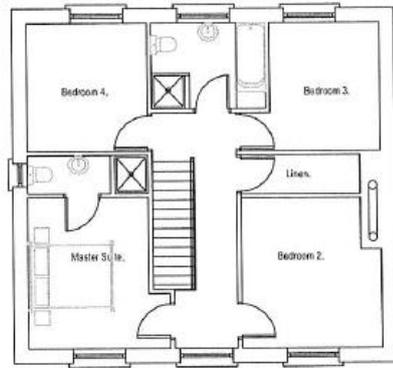
FRONT ELEVATION
SCALE 1:100



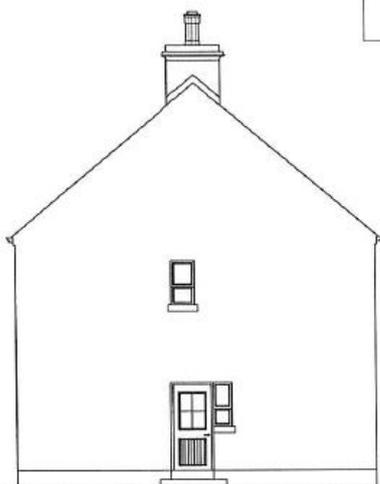
GROUND FLOOR LAYOUT
SCALE 1:100



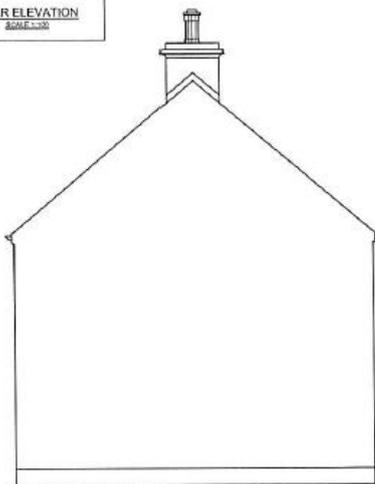
REAR ELEVATION
SCALE 1:100



FIRST FLOOR LAYOUT
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

Finishes Schedule

Walls: Dry (Pebble) Dash Finish With Smooth Rendered
Outsiding To Downhill Areas.
Roof: Non-slip Slip-Resistant Concrete Road Tack
Windows: 18pc White Windows & Upvc Faded Green
Composo Front Door & Black Rear Door (Both With White
Frames)
Rainwater Goods: PPC Black Aluminium Gutters & Upvc
Black Downpipes

DATE:	AMENDMENTS	BY

Armagh Design

CLIENT: Messrs Mone
PROJECT: Granemore Rd, Keady
TITLE: House Type B (Handed)

DATE: 03/06/2022 SCALE: 1:100 DRAWN BY: NMM CHECKED BY:
PROJECT NO.: DRAWING NO.: 20

REVISION	PLANNING	CONSTRUCTION

DWG. STATUS: PLANNING BUILDING CONTROL CONSTRUCTION (SEE ORD)

