



G/17/085

FOR SALE

**FREEDUFF ROAD
CULLYHANNA
CO ARMAGH**



**RESIDENTIAL DEVELOPMENT SITE
EXTENDING TO 0.72 ACRES WITH
FULL PLANNING PERMISSION FOR 10 NO. UNITS**

CLOSING DATE FOR OFFERS FRIDAY 10 NOVEMBER 2017

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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

The site which extends to approximately 0.7 Acres is situated in the village of Cullyhanna in Co Armagh.

The sites former use was a public house and is located in close proximity to the village and all local amenities.

□ SITE AREA

The site area extends to approximately 0.72 Acres. Subject to Verification.

□ TITLE

We understand that the lands are held by way of Freehold Title.

□ PLANNING

Planning consent for 10 No. Units was approved in July 2012 (Ref P/2010/1442/F). See attached Developers Pack for details on House Types, Layouts etc.

We are advised that the Planning Permission has been retained by virtue of the works carried out to date. Prospective purchasers to satisfy themselves in this respect.

The 10 No. Units comprise: 1 No. Detached Dwelling, 4 No. Semi Detached Dwellings & 5 Terraced Dwellings

House Type	House Numbers	Total (G.I.A) <i>Sqm/sqft</i>
Detached	1	1708ft ²
Semi Detached	2 – 5	1310ft ²
End Terrace	6 & 10	1368ft ²
Mid Terrace	7 & 9	1395ft ²
Mid Terrace	8	1280ft ²

❑ VENDORS SOLICITORS

McShane & Co, Hill Street, Newry, Co Down.

❑ VIEWING

By inspection on site at any time.

❑ GUIDE PRICE

Offers Over £285,000

Whilst the agents invite offers from interested parties 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 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 can be assured of being notified of the specific time and date.

❑ CLOSING DATE FOR OFFERS

Friday 10th November 2017 at 5pm.

❑ MAP

