For Sale

Excellent Commercial/Residential Opportunities
Including Existing School Buildings
From c.1 - c.14 acres (0.4-5.7 hectares) With Full Planning Consent
Lands at Keady Road, Armagh

ON THE INSTRUCTIONS OF THE NORTHERN IRELAND COUNCIL FOR INTEGRATED EDUCATION
For Sale

On The Instructions of Northern Ireland Council for Integrated Education

Excellent Commercial/Residential Development Opportunities from c.1-14 acres (0.4 - 5.7 hectares) with Full Planning Consent

Location
Armagh City and District is located in the geographical heartland of Northern Ireland, a beautiful rural, historic area served by the main motorway network in Northern Ireland, with major road links to the business capitals of Belfast and Dublin. It is the commercial centre along with Portadown and Craigavon for the majority of Mid Ulster.

The subject property occupies a prominent site on the Keady Road close to its junction with the Rock Road approximately 1 mile south of the City centre. The property is in close proximity to St. Catherine’s College and St. Patrick’s Grammar School.

The predominant land use in the immediate area is medium density residential dwellings. The subject property is bound by the Keady Road to the south, residential dwellings to the north and east and agricultural land to the western boundary.

Armagh as a City is renowned for its elegant Georgian architecture, and tourist attractions which include two Cathedrals, The Palace Stables, Palace Demesne, Market Place Theatre, St Patrick’s Trian and the Mall. It is estimated that in excess of 70,000 tourists visit the City per annum.

Description
The site, which is relatively flat in topography, comprises c. 14 acres (5.67 hectares) of land of which c.1.25 acres is currently occupied by the existing school. The remainder of the site is undeveloped, however, a sub station has been installed as marked approximately on Map 1 with an X.

The vendor is offering the property for sale in its entirety or in lots from 1 acre upwards Map 3 shows the suggested zones on how the property may divide, however, these are not final and as such prospective purchasers are asked to discuss their potential requirements with the selling agents who would be delighted to offer further solutions on how the property may be divided.

Planning
10.33 acres of the property falls within the development limit of Armagh City Centre as dedicated by the Armagh Area Plan 2004 as such subject to planning, the land is appropriate for a number of development proposals including residential and/or commercial. The remainder of the property (3.67 acres) falls outside the development limit but has obvious hope value. The property currently benefits from full planning approval for the erection of temporary school buildings and an associated parking and play area. Full planning approval has also been obtained for residential development consisting of 9 no. dwellings, and associated roads infrastructure for 109 dwellings. For further information please contact the selling agents.

Price
Offers in the region of £1.5 million.

Title
We are advised that the title is held freehold. The title can be inspected at Johns Elliott Solicitors, 40 Linenhall Street, Belfast BT2 8BA.

Stamp Duty
This will be the responsibility of the purchaser.

Value Added Tax
We are advised that the property is not VAT registered.

Viewing Details/Further Information
For further information or to obtain an information pack including a copy of the current planning permission including detailed drawings, please contact either of the joint selling agents:

Morton Pinpoint
547 Lisburn Road,
Belfast BT9 7GQ

BTW Shiells
4-10 May Street,
Belfast BT1 4NJ

Nick Brennan
Tel: 028 90 682777
Mobile: 07977 437887
Email: nick@mortonpinpoint.com

Stuart Draffin
Tel: 028 90 327954
Mobile: 07739 882441
Email: sdraffin@btwshiells.co.uk