

FOR SALE  
DARKLEY  
KEADY  
CO ARMAGH

60 ACRE FARM INCLUDING 2 BUILDING SITES FOR SALE IN LOTS



Situated only 1.25 miles from Keady and 7.5 from Armagh City, these lands have access from Upper Darkley, Tullynowood and Carrowbane Roads in addition to the main Keady to Newtownhamilton Road (A29).

Lot sizes available from 7.5 acres to 19 acres with 1 building site available with adjacent land.

Guide Price for Entire – £780,000  
Closing Date for Offers – 30<sup>th</sup> June 2022

**(028) 3026 6811**  
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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

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Take the A29 Keady Road from Armagh to Keady and turn left onto Bridge Street, staying on the A29 towards Newtownhamilton. Travel approximately 1.25 miles and the lands are on both sides of the road.

## ❑ PLANNING

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- (a) Site on Tullynawood Road (Ref LA08/2019/0795)/O  
Outline Planning Consent for one dwelling (ridge height not exceeding 7.5 metres) approved on 13<sup>th</sup> December 2019. Application for reserved matters to be submitted to Planning before 13<sup>th</sup> December 2022.
- (b) Full Planning Consent for dwelling and detached garage 160m southwest of 52 Darkley Road, Keady, BT60 3AX. Planning Ref LA08/2018/1685F
- (c) Former dwelling on elevated site with farm buildings including slatted cattle house. No planning application submitted but replacement likely (subject to planning). Accessible from laneway off Tullynawood Road. Comprises part of Lot 6.



## ❑ PROBABLE LOTS

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- Lot 1** Approximately 18.60 acres situated at the Northern end of the farm between Upper Darkley and Tullynowood Roads. Field Nos 19-23, 29A, 31 & 32
- Lot 2** Approximately 7.43 acres between the same two roads (south of Lot 1) and available to purchase along with building site (a) accessible off Tullynowood Road. Field No. 18,24,25
- Lot 3** Approximately 4.5 acres west of Tullynowood Road. Field No 3 & 4  
**SOLD**
- Lot 4** Approximately 11.72 acres including land on both side of A29. Field Nos 7,9-11,& 26 **SOLD**
- Lot 5** Approximately 17.75 acres situated west of Tullynowood Road. This Lot could be further subdivided if preferred. Field Nos 3-5, 14, 16A&B,17A
- Lot 6** Approximately 15.02 acres situated West of Tullynowood Road & including former dwelling and farmyard. The vendor reserves a right to access along the southern boundary of this lot, to lot 7 .
- Lot 7** Will be available to acquire at a later date. Approx. 6.8 acres in Fields 9,10A,11
- Lot 8** Building Site (b) accessible from Darkley Road. FPP granted for the erection of a dwelling and garage.





## **❑ LAND REGISTRY**

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These lands are comprised within the following Land Registry Folios (all Co Armagh):-

Folio 19189, Folio 19190, Folio AR120150, Folio AR131313, Folio AR130936, Folio AR106050, Folio AR129323, Folio AR129458, Folio 18926, Folio AR131044, Folio AR108214, Folio AR109875, Folio AR120631, Folio 21377.

## **❑ VACANT POSSESSION**

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Vacant possession will be granted to the successful purchaser(s) at completion of sale which could take place around September 2022.

## **❑ SFP**

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Not available for 2022. Maybe negotiable for 2023 as an addition to the land price.

## **❑ OFFERS**

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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**

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By inspection on site at any time.

## **❑ VENDOR'S SOLICITOR**

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Mr James Boyd, Simmons Meglaughlin & Orr, 20 Northland Row, Dungannon  
(james.boyd@smosolicitors.co.uk)

## ❑ CLOSING DATE FOR OFFERS

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30<sup>th</sup> June 2022

## ❑ GUIDE PRICE

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- Lot 1** Approximately 18.60 acres situated at the Northern end of the farm between Upper Darkley and Tullynowood Roads. Field Nos 19-23, 29A, 31 & 32. **Offers around £185,000**
- Lot 2** Approximately 7.43 acres between the same two roads (south of Lot 1) and available to purchase along with building site (a) accessible off Tullynowood Road. Field No. 18,24,25. **Offers around £160,000**
- Lot 3** Approximately 4.5 acres west of Tullynowood Road. Field No 3 & 4 **SOLD**
- Lot 4** Approximately 11.72 acres including land on both side of A29. Field Nos 7,9-11,& 26 **SOLD**
- Lot 5** Approximately 17.75 acres situated west of Tullynowood Road. This Lot could be further subdivided if preferred. Field Nos 3-5, 14, 16A&B,17A. **Offers around £175,000**
- Lot 6** Approximately 15.02 acres situated West of Tullynowood Road & including former dwelling and farmyard. The vendor reserves a right to access along the southern boundary of this lot, to lot 7 . **Offers around £175,000**
- Lot 7** Will be available to acquire at a later date. Approx. 6.8 acres in Fields 9,10A,11
- Lot 8** Building Site (b) accessible from Darkley Road. FPP granted for the erection of a dwelling and garage. **Offers around £85,000**

Overall Offers around £780,000



## ❑ FARM MAP

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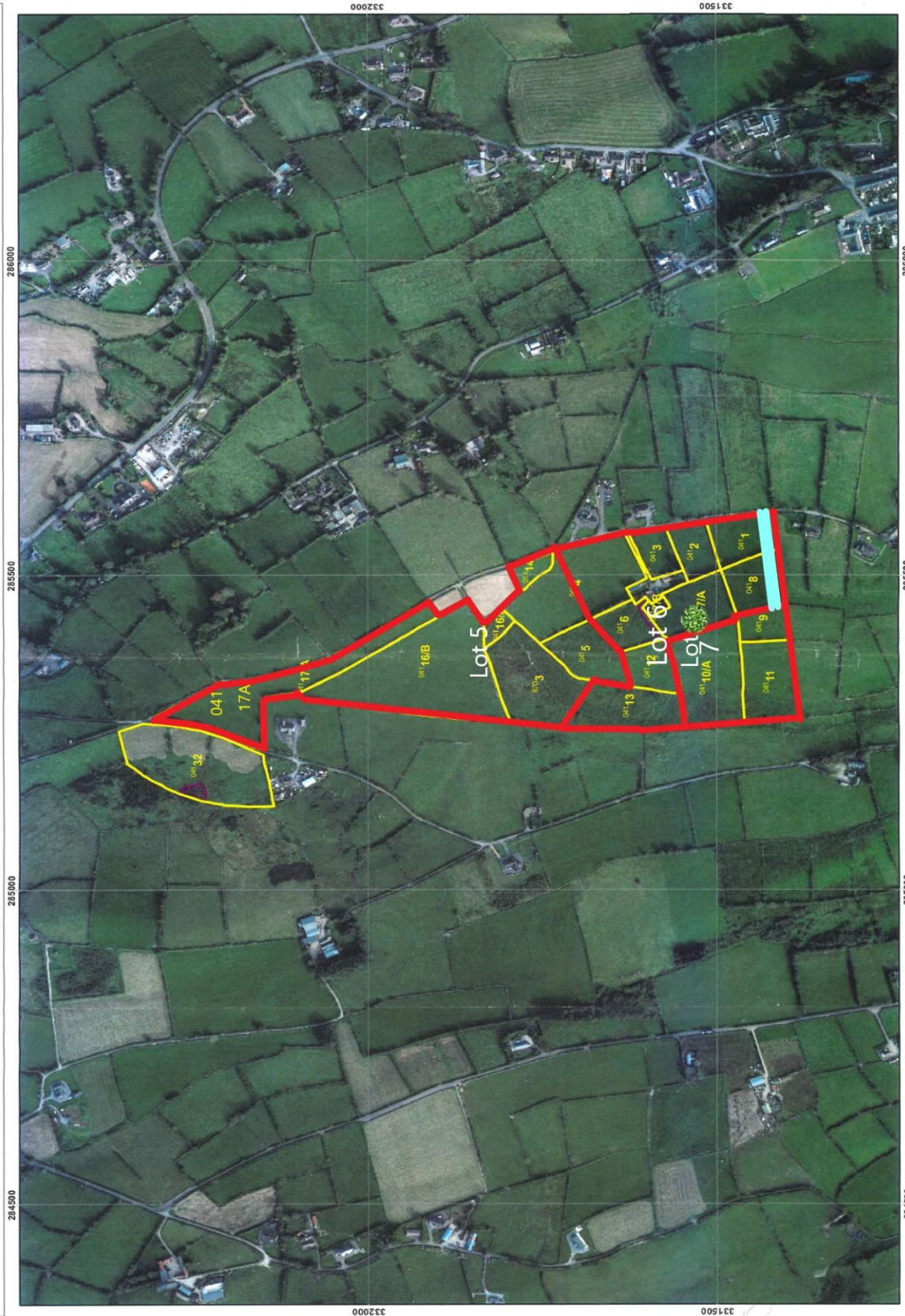


3 building site  
 Lot 3 sold  
 Lot 4 sold

Field Boundaries  
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 Unverified, Unclear  Ineligible Features  
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 Verified  Field to be deleted  
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