



All final bids to be received by 12 noon on Thursday 6<sup>th</sup> July 2023

For Illustration Purposes Only

# FOR SALE

Development Opportunity c. 6.0 acres (2.42 ha) subject to Planning for 20 Units.

## Lands at Corcreevy Road, Richhill, Co Armagh

The logo for OKT, consisting of the letters 'OK' stacked above 'T' in a bold, sans-serif font, set against a yellow triangular background.

# LOCATION / DESCRIPTION

The subject is located off the Corcreevy Road on the north east periphery of Richill village c. 4.7 miles east of Armagh City and c. 6 miles south west of Portadown. The lands are convenient to all local village amenities within Richill to include schools, churches and shops.

The land extends to 6.0 acres (2.42 hectares) and subject to planning, could accommodate 20 units.

Currently in agricultural use, the lands abut an existing residential development with access available across land owned by the adjoining Presbyterian Church and through Millview Close (an NIHE development).

## SITE AREA

Site Area	6.0 acres	2.42 hectares
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## SALES DETAILS

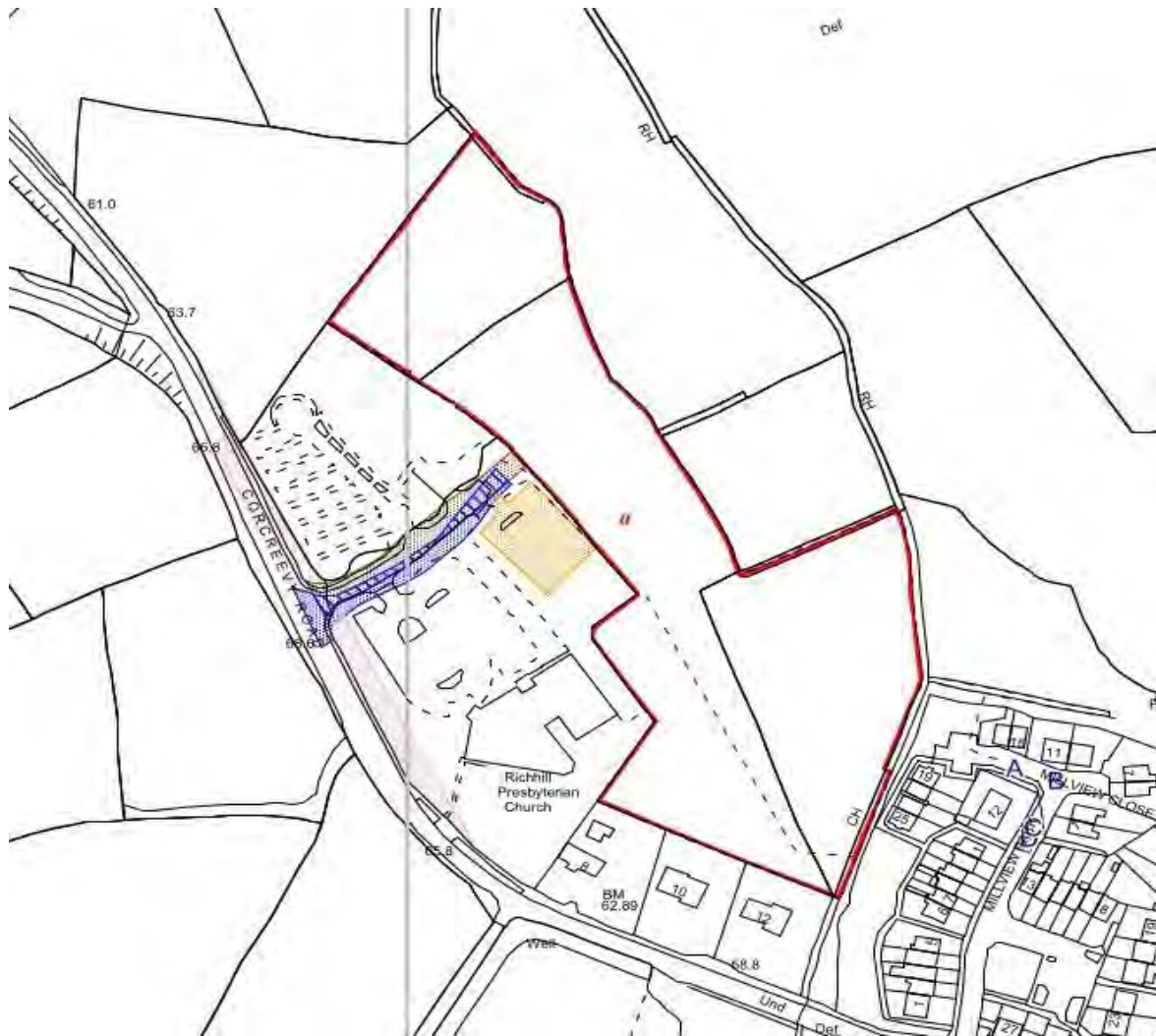
PRICE: Offers Over £125,000

TITLE: Freehold / Long leasehold title

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.





Not to Scale



## FURTHER DETAILS

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Our Ref: HT/PD/C4358

### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.