

**Lisney****FOR SALE:**

Part completed residential  
development opportunity

**DARTAN HALL, DARTAN REE ROAD, CHAPEL HILL ROAD,  
TYNAN, COUNTY ARMAGH, BT63 4QH**

**CONTACT**

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**BRIEF**

- Part completed residential development
- Site of approximately 3.30 acres
- Convenient location in Tynan
- Idyllic village location with countryside views

Indicative Site Boundary

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LOCATION .....

Tynan is a small village in County Armagh, situated 1.8 miles south east of Caledon, 9.3 miles south east of Aughnacloy and 8.2 miles west of Armagh.

From the A28 / Killylea Road, continue just past Killylea village and turn left onto Kennedies Road. Drive for approximately 2 miles into Tynan Village.

In the village centre, turn right just before St. Vindic's Church onto the Dartan Ree Road. The development site is on the left hand side after 160 metres.

Tynan Village is quiet and picturesque, with two churches and a

pharmacy / Post Office. The village lies on the outskirts of the mature parkland of the former Tynan Abbey Demesne.

DESCRIPTION .....

Dartan Hall is in a charming location, with Tynan Village on one side and open countryside on the other.

The houses that have been constructed are striking, with Georgian features and mature surroundings.

The site is approximately 3.30 acres in total.

The subject site is relatively flat and rectangular in shape and benefits from a frontage of approximately 141 metres on Dartan Ree Road.

AERIAL .....



PLANNING - LOWER SITE

*Residential planning permission was granted over two applications, both of which we believe to remain live.*

*The planning for the lower site was granted in February 2008 under application reference O/2006/1065/F, which gave approval for the following;*

*'Residential development - erection of 21 dwellings. (Amended Scheme)'*

*Planning was granted for 21 dwellings and of those, Number 1 Dartan Hall has been constructed as a show home and three of the townhouses have been constructed and part finished.*

*The road throughout the development site has been completed.*

PLANNING - UPPER SITE

*The planning for the upper site was granted in November 2008 under application reference O/2007/0660/F, which gave approval for the following;*

*'Removal of existing stables and replacement with residential development comprising of 17 No. units made up of detached, semi-detached and town house dwellings'*

*Planning for granted for 17 units and of those, two of the detached dwellings were completed. One of these dwellings has been sold off.*

*Plans are available upon request.*

# DEVELOPMENT OVERVIEW

For Indicative Purposes Only





SITE BOUNDARY



ENTRANCE



UNIT 1 - EPC: C73

The one constructed unit on site has an EPC rating of C73

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| A 92 plus                                   |         |           |
| B 81-91                                     |         |           |
| C 69-80                                     | 73      | 75        |
| D 55-68                                     |         |           |
| E 39-54                                     |         |           |
| F 21-38                                     |         |           |
| G 1-20                                      |         |           |
| Not energy efficient - higher running costs |         |           |

| Technical information                  |                                 |
|--|---------------------------------|
| Main heating type and fuel:            | Boiler and radiators, oil       |
| Total floor area:                      | 130 m <sup>2</sup>              |
| Approximate energy use:                | 161 kWh/m <sup>2</sup> per year |
| Approximate CO <sub>2</sub> emissions: | 33 kg/m <sup>2</sup> per year   |
| Dwelling type:                         | Detached house                  |

