



Newtownbutler Road Crossmoyle, Clones, Co. Monaghan

For Sale By Private Treaty

"We offer this 9-acre (c. 3.64 Ha) residential development opportunity on the Newtownbutler Rd, Clones. The land comprises approx 3.45 acres zoned Residential A, with the remaining c. 5.5 acres zoned as Existing Residential and Landscape Protection/Conservation.

These areas are integral to the proposed scheme. The Existing Residential zone provides primary road access from Newtownbutler Road, while the Landscape Protection area is proposed as public open space / recreational amenity – as recommended by the Council's planning department.

A professional site survey has been completed, and a comprehensive professional design study prepared by Architectural Consultants, working in conjunction with Monaghan Co. Council Planning Department. This study demonstrates the potential for 45 to 47 residential units (subject to planning permission). The proposed scheme comprises 3-bed semi-detached 2-storey houses (c.95m²) with integrated public open space, recreational amenity, and a rewilded wildlife buffer area. Access is via direct road frontage onto Newtownbutler Road. The layout has been carefully designed to avoid overlooking or overshadowing adjacent properties. Pre-planning engagement with the council has been positive."

Proposed 3-bed semi-detached 2-storey



Guide Price :€400,000

SALES PARTICULARS – ZONED LANDS FOR SALE

Crossmoyle, Clones, Co.Monaghan -9 Acres (c.3.64Ha) –Residential Development Opportunity Guide Price: €400,000

LOCATION

The lands are located on the Newtownbutler Road, adjacent to St Tighernach's Church of Ireland, Clones. The site lies within easy walking distance of Clones town centre and its full range of amenities including shops, schools, healthcare facilities and public transport. The area benefits from excellent road connectivity to Monaghan Town, Castleblayney and the wider border region.

SITE DESCRIPTION

The subject property extends to approximately 9 acres (c. 3.64 Ha) and comprises:
c. 3.45 acres (1.4 Ha) zoned Residential A under the Monaghan County Development Plan
Remaining lands zoned as Existing Residential and Landscape Protection/Conservation
Direct road frontage onto Newtownbutler Road
Site levels have been professionally surveyed (see site sections in brochure)

DEVELOPMENT POTENTIAL

A professional design study has been prepared by Architectural Consultants - Design Solutions, working in conjunction with Monaghan County Council Planning Department and incorporating their feedback.

Proposed Scheme (Conceptual):

Item	Detail
Proposed Units	45 to 47 units (subject to planning)
House Types	3-bed semi-detached, 2-storey (c. 95m ² living space) + small terraces
Public Open Space Integrated	use of Landscape Protection/Conservation zone as amenity/recreational space
Wildlife / Buffer Area	Rewilded area to serve as natural buffer for adjacent properties
Access	Via Newtownbutler Road new entrance proposed with tree colonnade
Adjacent Properties	Design care taken to avoid overlooking or overshadowing existing neighbors

This is a credible scheme based on direct engagement with the council's planning department. The 47-unit layout is a realistic and deliverable use of the zoned land, with the wider site providing valuable amenity space.

SITE SURVEY & DESIGN STUDY

The layout is supported by:

A professional site survey of levels, boundaries and features (LSS Surveys)
Cross-sections showing the changing topography and how the scheme responds to the site contours
A full design study prepared by Lucas Hortan B Arch

PLANNING CONTEXT

Zoning: Residential A / Existing Residential / Landscape Protection (as per current Development Plan)
Pre-planning engagement: The council's planning department has been consulted on the concept scheme and has provided positive feedback

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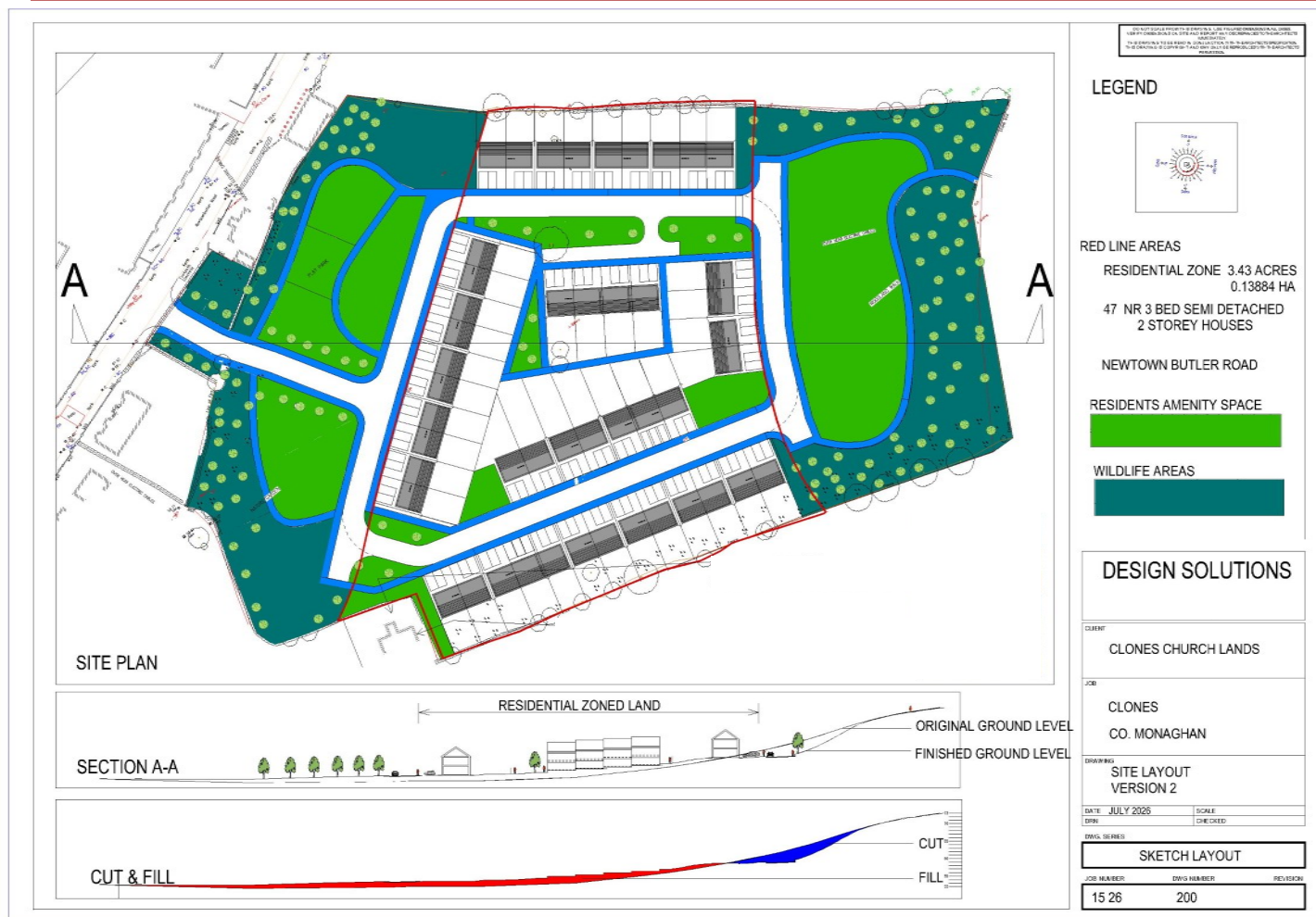
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BEATTIE REAL ESTATE

ZONED LAND FOR SALE



Beattie Real Estate

Main Street, Castleblayney, Co. Monaghan A75 X683

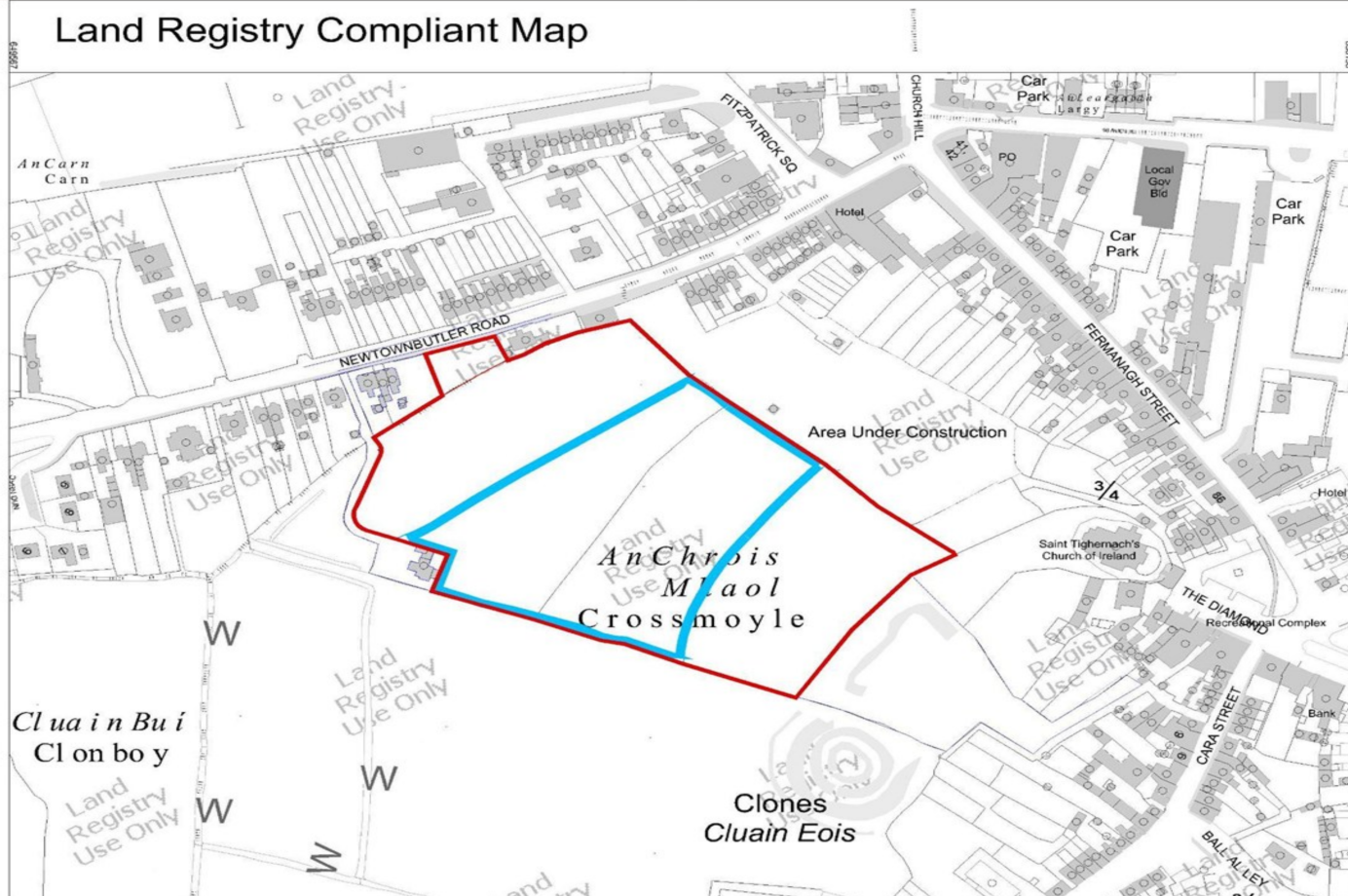
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ZONED LAND FOR SALE

Land Registry Compliant Map



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ZONED LAND FOR SALE



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ZONED LAND FOR SALE



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WHY THIS SITE?

- 47-unit potential
- Strong density for a town centre site
- Planner engagement positive.
- Scheme developed with council feedback
- Professional design
- Survey-backed, architect consultant -prepared layout
- Amenity & wildlife
- Integrated open space adds value and planning Clones town centre – walking distance to all amenities.

VIEWING & ENQUIRIES

Strictly by appointment with the sole selling agent:

John Beattie MIEI, MIPAV (CV), QFA

Beattie Real Estate

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Newtownbutler Road
Crossmoyle, Clones,
Co. Monaghan
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IMPORTANT NOTICE TO PURCHASERS

This sales brochure is for guidance purposes only and does not constitute an offer or contract.

1. The accompanying drawings, site layout, and design study are conceptual only. They are provided to illustrate potential development in broad terms. They do not constitute planning permission, nor a representation that any particular density, layout, or design will be permitted.

2. All development is subject to obtaining the necessary planning permissions from Monaghan County Council. No warranty is given that any specific development will be approved.

3. Intending purchasers must rely on their own professional advice and should not rely on the information contained in this brochure. Independent legal, architectural, planning, and financial advice should be obtained before making any purchase decision.

4. All measurements, areas, and boundaries are approximate. The site survey and drawings are provided for identification purposes only and should be verified by the purchaser's own surveyor.

5. The services, utilities, and site conditions described are based on information provided to the selling agent. No warranty is given as to their condition or availability.

Beattie Real Estate and Lucas Hortan B Arch accept no liability for any loss or damage arising from reliance on the information contained in this brochure. Interested parties are strongly advised to view the site in person and consult with the relevant professionals before submitting an offer.

MAP & BOUNDARIES – IMPORTANT NOTICE

For Identification Purposes Only

The maps, satellite images, and boundary sketches contained within these sales particulars are provided for general guidance and discussion purposes only. They are intended to give an approximate indication of the property's layout and boundaries.

Please Note:

These maps and images are for identification purposes only and must not be relied upon as a precise depiction of boundaries, areas, or features.

Interested parties must satisfy themselves as to the exact boundaries, extent, and location of the property by physical inspection and by reference to the

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