



OK
T

FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

By way of Public Tender

Keady Mill, Kinelowen Street, Keady BT60 3SU

On the instruction of Armagh City, Banbridge & Craigavon Borough Council

LOCATION

The subject property is located on the Kinelowen Road within the centre of Keady Village. Keady is located c. 8 miles south of Armagh and is situated close to the border with the Republic of Ireland.

The property is positioned within the central hub of the village and adjoins the local library and Tommy Makem Arts & Community Centre.

DESCRIPTION

The subject property comprises a former corn and flax mill built in the c.1750s. It was most recently operating as a local heritage centre and café.

The building is arranged over basement, lower ground, ground and first floors and is currently in a poor state of repair internally. A range of internal photos showing the condition of the property are available on request.

In addition to the former mill building, the adjoining car park is also included within the sale.

Please note the sale includes all lands outlined in red on the plan shown, however Armagh City, Banbridge & Craigavon Council will reserve a right over the area shaded green for use by the Council and members of the public.

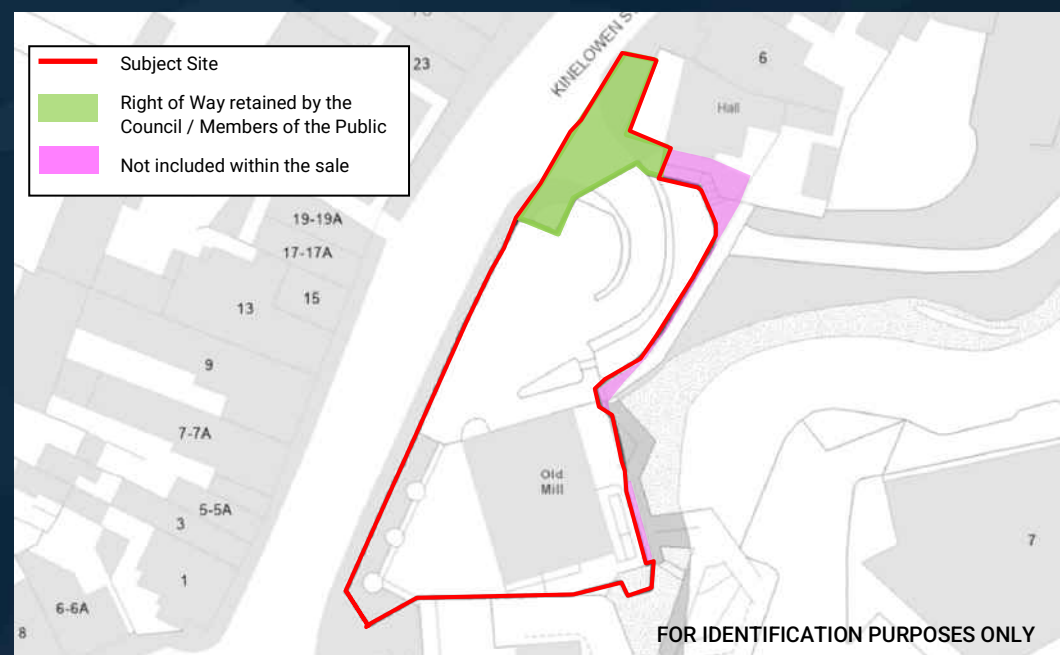
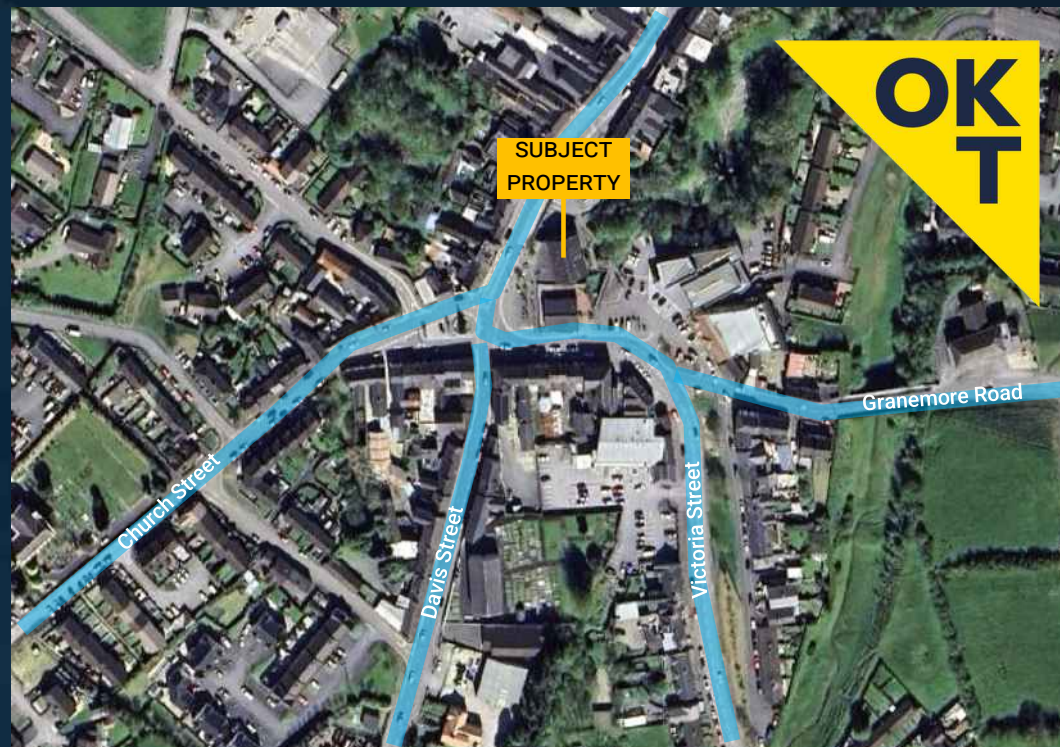
ACCOMMODATION

DESCRIPTION

	AREA (SQ M)	AREA (SQ FT)
Basement stores	115	1,238
Lower Ground	511	5,500
Ground floor	232	2,497
First Floor	145	1,561
TOTAL ACCOMMODATION (GIA)	1,003	10,796

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/uksl/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.

REF: 8656



VIEWING DETAILS

Due to the poor internal condition of the property, viewings will strictly be held by a single open viewing event at a date and time to be confirmed.

SALES DETAILS

The property is being offered for sale by way of Public tender. Completed tenders must be submitted by **12 Noon on Monday 26 October 2026**. Tenders must be returned in a sealed envelope and addressed as follows:

Keady Mill Tender
O'Connor Kennedy Turtle
22 Adelaide Street
Belfast BT2 8GD
(F.A.O. Alan McKinstry)

TENDER PACK: A full tender pack including the conditions of sale, title and contact are available to interested parties - Further details on request.

SOLICITOR: Yvonne McMahon
Carson McDowell Solicitors
Murray House
4 Murray Street
Belfast BT1 6DN
Tel: 028 9024 4951 | Email: yvonne.mcmahon@carsonmcdowell.com

TITLE: To be confirmed

NAV: The property has a number of rating entries which total £19,310,

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



The particulars and any documentation are provided for the guidance only of potential purchasers / developers and will not form part of any contract which may be entered into.

No representation or warranty is made or given in relation to the condition or suitability of any services.

All proposals made will be subject to further detailed negotiations and subject to contract, and Armagh City, Banbridge & Craigavon Borough Council may decide not to pursue negotiations in relation to all or any of the proposals which it may receive or may decide to invite other proposals.

Armagh City, Banbridge & Craigavon Borough Council will not be liable for any inaccuracy in these particulars or in any other documents or for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations.

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

ROSS PATTERSON

ross.patterson@okt.co.uk

OK
T