



FOR SALE | OFFERS OVER £450,000 | ARMAGH, NORTHERN IRELAND

Castledillon Stables

A Thomas Cooley stable block of c.1782 in the Castle Dillon demesne

Listed Grade B+

Approx. 2.5 acres

On a hill above fifty acres of water

For sale: the stable block (marked) with its rear courtyard ranges - approx. 2.5 acres, outlined on page 4 and edged red on the plan on page 11.

Castle Dillon House (left) is also for sale, by separate negotiation with its owner.

Not included: the lake and the wider demesne, which are separately owned.

OFFERED BY BRACKEN LODGE PROPERTIES LTD



Parkland oaks and the lake, from the site



Castledillon Lake and its wooded shore (the lake is separately owned)

THE SETTING

The view from the site

From the rear courtyard the ground falls away through old parkland oaks to Castledillon Lake: fifty acres of water, wooded shores and open country beyond.

Any home made here, in the old ranges or in new houses around the court, looks out on this.



The rear development area: the main shed, with the Cooley block rising behind it

BEHIND THE BLOCK

A home to make now

Cooley's block is the reason to want the place, but it is not the only thing for sale, and the rear courtyard is where the first return comes from.

Behind the principal block, and within the sale, is a second courtyard of stone farm ranges built with it: an arcaded range of stone arches opening on to the court, plain well-built limestone ranges about a lawn, and the main shed. These are buildings to convert, not to rescue - a different order of work from the principal block, and a different timescale.

They convert readily: a house of character with the arcade as its loggia, a pair of courtyard dwellings, a studio, or holiday lettings drawing on the lake and the demesne. This is the

natural first phase of the whole site - the part that can be brought into use while the principal block is being planned.



THE SALE

What is for sale

FOR SALE

Castledillon Stables: the Cooley stable block, its rear courtyard ranges and the ground around them, outlined in blue in the top photograph.

SITE AREA

Approx. 2.5 acres

PRICE

Offers over £450,000

AVAILABLE SEPARATELY

Castle Dillon House, by separate negotiation with its owner.

NOT INCLUDED

The lake and the wider demesne.

The boundary drawn on the photograph is approximate; the plan on page 11 is definitive.



The arcaded front, with Castledillon Lake beyond (separately owned)



Pediment, oculus and open arches: Cooley's front, c.1782

THE OPPORTUNITY

A Georgian landmark, ready for its next chapter

Thomas Cooley's limestone stables of c.1782, set on a hill above fifty acres of water: pediment and oculus lifted over open arches, the arcade running the length of the front.

For a century this was the working heart of one of the great demesnes of Ulster. Now it offers something very few buildings can: the chance to make a house of the first rank out of an architecture that already exists.

Proportion does not weather.



The arcaded range along one side of the court



The coach house: carriage arch and oculus



The main shed: gable end and sliding door

BEHIND THE BLOCK

New homes in a historic setting: unlock the value

The surviving ranges were once two sides of a fuller courtyard, and its footprint gives room to build.

New homes could complete the court on its historic lines, or be placed to keep the lake views open: a scheme in its own right or, if needed, part of an enabling case. The choice is the purchaser's.

THE BUILDING

Cooley's stables

Thomas Cooley won the competition for Dublin's Royal Exchange (now City Hall) at twenty-nine and spent his last years remaking Georgian Armagh for Archbishop Robinson. These stables, built for Sir Capel Molyneux around 1782, are among the few Cooley buildings outside the city.

A local historian recorded the “grand old coach house and offices designed by the great Thomas Cooley”, where “horses stood one above the other”. In the Molyneux years twelve orphan girls were boarded and schooled here by the ladies of the house; in 1953 the Belfast Telegraph found “the splendid coach-house, designed by Cooley” at work as hospital workshops.

Behind it, the rear courtyard of stone farm ranges, with its fine arcade, was built with the block and later served the Ministry of Agriculture as an experimental dairy unit.

THREE OPPORTUNITIES ON ONE SITE

THE REAR RANGES

Convert now: a house, a studio or lets. The quick first return.

THE LOST COURTYARD

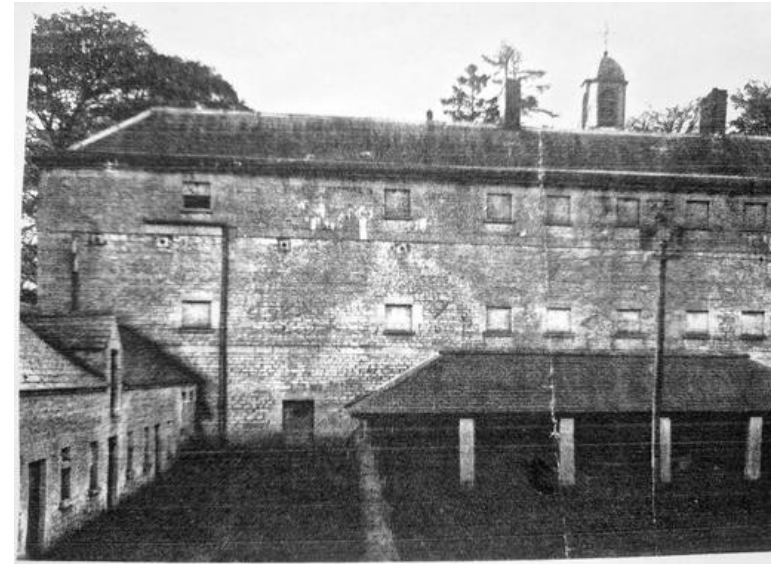
New homes on the footprint of the demolished ranges, subject to planning: the value that can carry the whole project.

THE COOLEY BLOCK

A country house of real distinction, courtyard homes, or boutique hospitality above the lake.

AND THE HOUSE NEXT DOOR

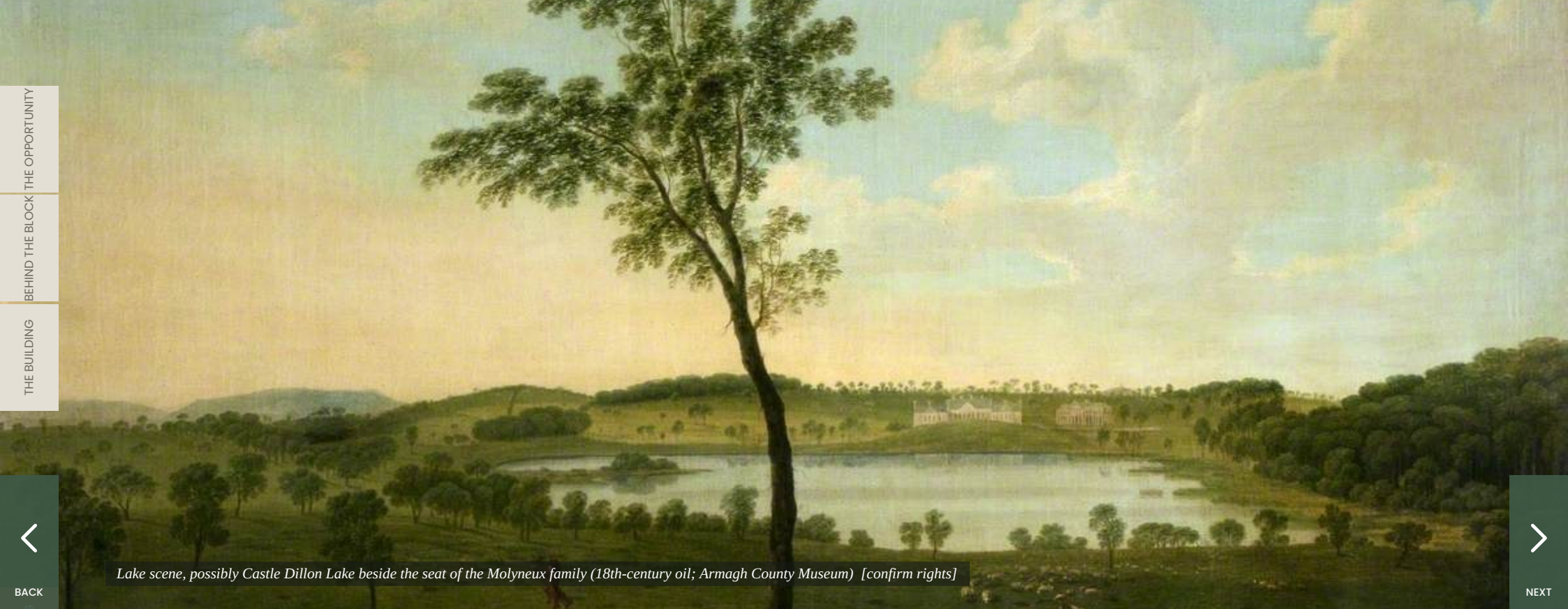
Castle Dillon House is also for sale, by separate negotiation with its owner. House, stables and setting can be brought together under one plan.



The rear courtyard, earlier survey photograph; left, part of the range since demolished



Historic aerial: house, stable court and demesne woods



Lake scene, possibly Castle Dillon Lake beside the seat of the Molyneux family (18th-century oil; Armagh County Museum) [confirm rights]

THE SETTING

The Castle Dillon demesne

Castle Dillon has been a single estate since 1610, when the Manor of Mullabane was granted to John Dillon and a bawn built on the hill above the lough. The Molyneux family bought it in 1664 and held it for more than 250 years, assembling a 6,000-acre estate around a demesne of some 600 acres.

Sir Capel Molyneux, third Baronet, was the improving landlord who made the place. He built the park gates and offices - described at the time as "the most costly park gates and offices of hewn stone in the three kingdoms" - and commissioned Cooley for the coach house and stables. In 1782 he raised a sixty-foot obelisk to the Irish Volunteers; it remains the landmark of the park.

A later Baronet replaced the eighteenth-century house with the present classical mansion by William Murray in 1845. The house passed out of the family in the 1920s; Armagh County Council bought the demesne in 1929 as a rehabilitation farm for St Luke's Hospital, at the urging of Dr Dora Allman, the first woman to graduate in

medicine at Cork and by then the hospital's superintendent. The house became a private nursing home in 1985. The stable block was separated from the house in the twentieth century and is now offered on its own.

Enabling development: what it is and how it pays

A buyer who can fund the restoration outright needs none of this. For everyone else, there is a policy written for exactly this kind of building.

WHAT IT IS

Development that would normally be refused, typically new houses in the countryside, is permitted because its profit pays to rescue a heritage building that could not otherwise be saved. Northern Ireland adopted the policy in 2014 (PPS 23), and schemes have since been approved here.

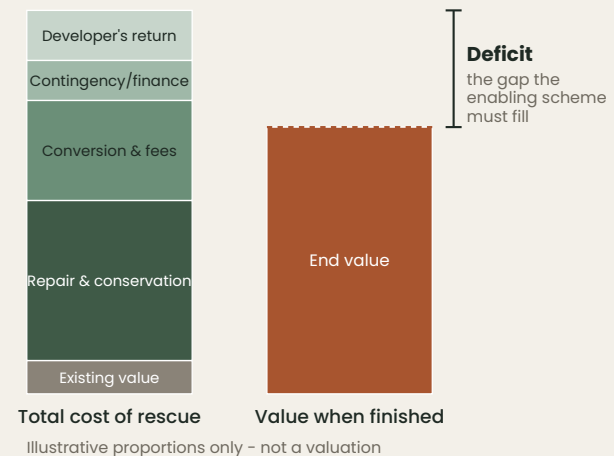
WHY IT FITS HERE

The policy covers listed buildings and registered historic parks. Castledillon Stables is both.

HOW THE SUMS WORK

The full cost of the rescue, including a proper return for the developer, is set against what the finished building will be worth. The difference is the **conservation deficit**, and it sets the amount of new building allowed. The figures are independently checked, so the case rests on evidence, not optimism.

THE ARITHMETIC



TWO WAYS TO CLOSE THE GAP

1. New homes on the site behind the block.
2. If more is needed, a parcel of land elsewhere in the Armagh City, Banbridge and Craigavon council area, whose owner is willing to make it available.

Few enabling cases start with a choice of sites. This one does.

Castle Dillon House across the lake: also for sale, by separate negotiation

THE SAFETY NET

How it works, and proof that it does

HOW A PURCHASER TAKES IT THROUGH

- 01 Understand the place**
A conservation statement and condition survey to set out what makes the building special.
- 02 Prove the gap**
A transparent appraisal of cost against finished value, independently checked.
- 03 Size and site the scheme**
The minimum new building that closes the gap, on site or on the off-site parcel.

- 04 Agree it early**
Pre-application talks with the council and the Historic Environment Division.
- 05 Build it together**
Planning consent links the restoration and the new homes, so the two move forward side by side.

IT HAS BEEN DONE HERE

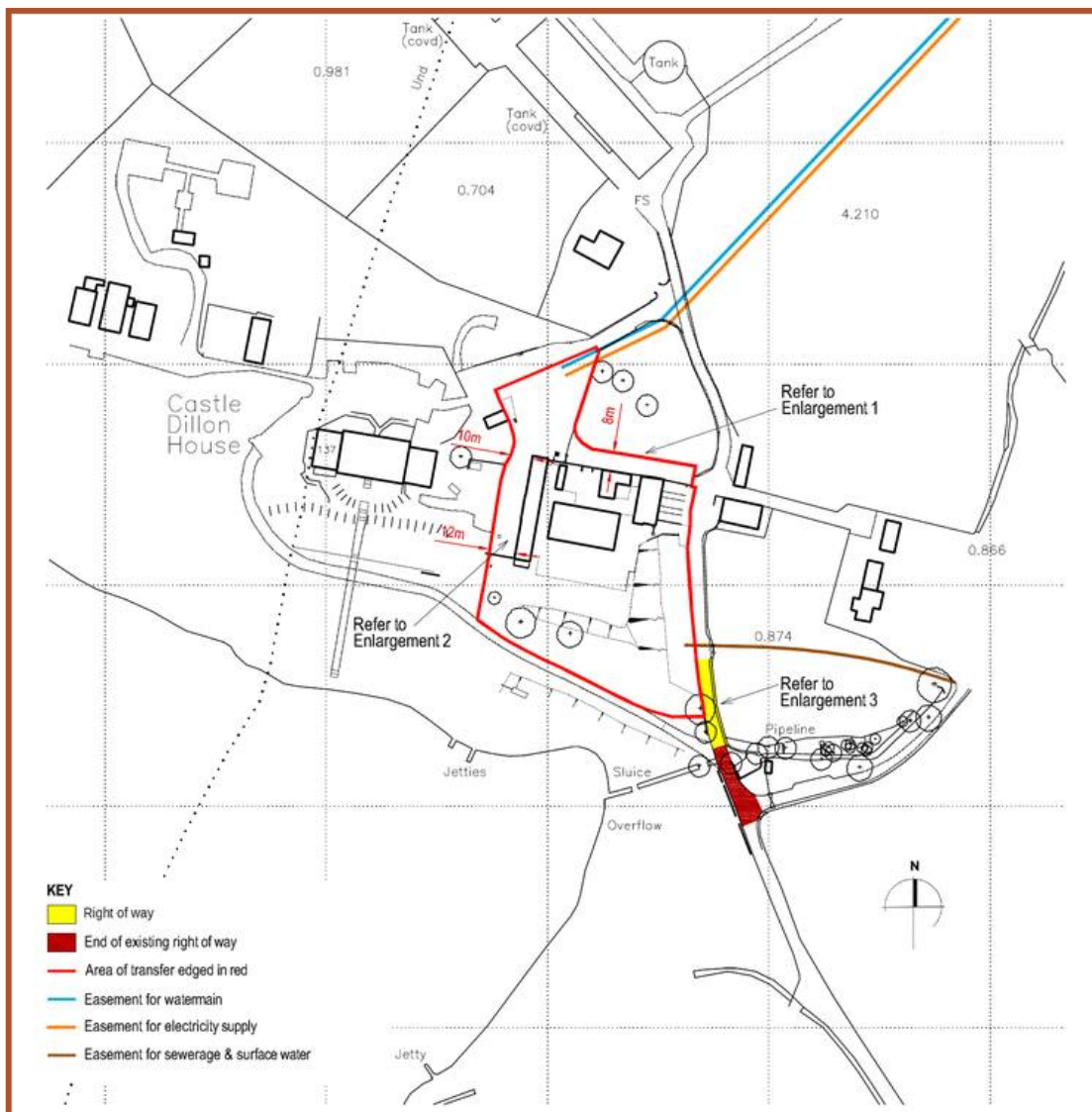
Upperlands, Co. Londonderry (2022). The Minister approved the heritage-led regeneration of the listed William Clark linen mill, including 66 homes within the listed buildings and 144 new-build homes.

Belvoir Park, Belfast (2024). Belfast City Council approved 33 new homes expressly as enabling development to restore three listed pavilions.

The adviser. Dermott Farrall of Farland Legacy Projects brings enabling development experience to the case and will meet purchasers on site.

The site for sale, edged in red

Transfer map LT-01, McAdam Stewart, November 2009: the definitive boundary.



Land transfer map LT-01 (extract). Red edging: the site for sale.

Where it is



Castle Dillon demesne, off the Drumilly Road, Armagh, Northern Ireland.

The demesne lies between Armagh city and Loughgall, in the orchard country of north Armagh.

Belfast International Airport: approx. 45 minutes

Dublin Airport: approx. 1 hour 30 minutes

LOCATION AND SALE

The site and the sale

Location	Castle Dillon demesne, off the Drumilly Road, Armagh, Northern Ireland
Site area	Approx. 2.5 acres
Access	From the Drumilly Road, with rights of way and service easements as shown on the transfer map
Price	Offers over £450,000



Important notice. This document is a draft prepared for discussion. It does not form part of any offer or contract. Descriptions, dates, attributions, areas and distances are given in good faith from published sources and the vendor's knowledge and are to be verified by purchasers through their own enquiries and surveys; items marked in square brackets remain to be confirmed. Nothing in this document is a representation that planning permission, listed building consent or any enabling development will be granted; the planning route described is a matter of policy and its application is for the council to determine on the evidence submitted. Viewing is by appointment only; parts of the buildings are unsafe and visitors must be accompanied. Historical material draws on the Craigavon Historical Society's account of Castle Dillon and the Molyneux family, and on the Department of the Environment's Planning Policy Statement 23 and its 2014 best-practice guidance.

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Viewing strictly by appointment.