



FOR SALE

LANDS AT FESTIVAL ROAD, PORTADOWN, BT63 5HE  
LAND OF C. 0.67 ACRES WITH DEVELOPMENT POTENTIAL

Lisney

OUTLINE FOR INDICATIVE PURPOSES ONLY



## Features

- ◆ Land of circa 0.67 acres
- ◆ Potential for residential development
- ◆ Located within busy residential area
- ◆ Flat, partially tarmacked land
- ◆ Just 1 mile from town centre

## Location

The subject land is located in Portadown, which is approximately 24 miles south-west of Belfast and 10 miles north-east of Armagh.

The subject land is located on the Festival Road, less than 1 mile from the town centre.

Festival Road runs through a densely populated housing estate and is in close proximity to a number of local amenities such as Portadown College, Killycomaine Community Centre and Edenderry Primary School.

## Description

The subject land extends to c. 0.67 acres (0.27 Hectares) and runs adjacent to Festival Road.

The land is flat in topography, comprising a mix of tarmac and grass surfaced areas.



## Planning

We understand the following planning application was refused in 2018; LA08/2016/0278/F

Erection of 7 No dwellings – 3 No. detached and 4 No. semi-detached and associated works including the provision of communal parking for existing residents

Decision: Refused

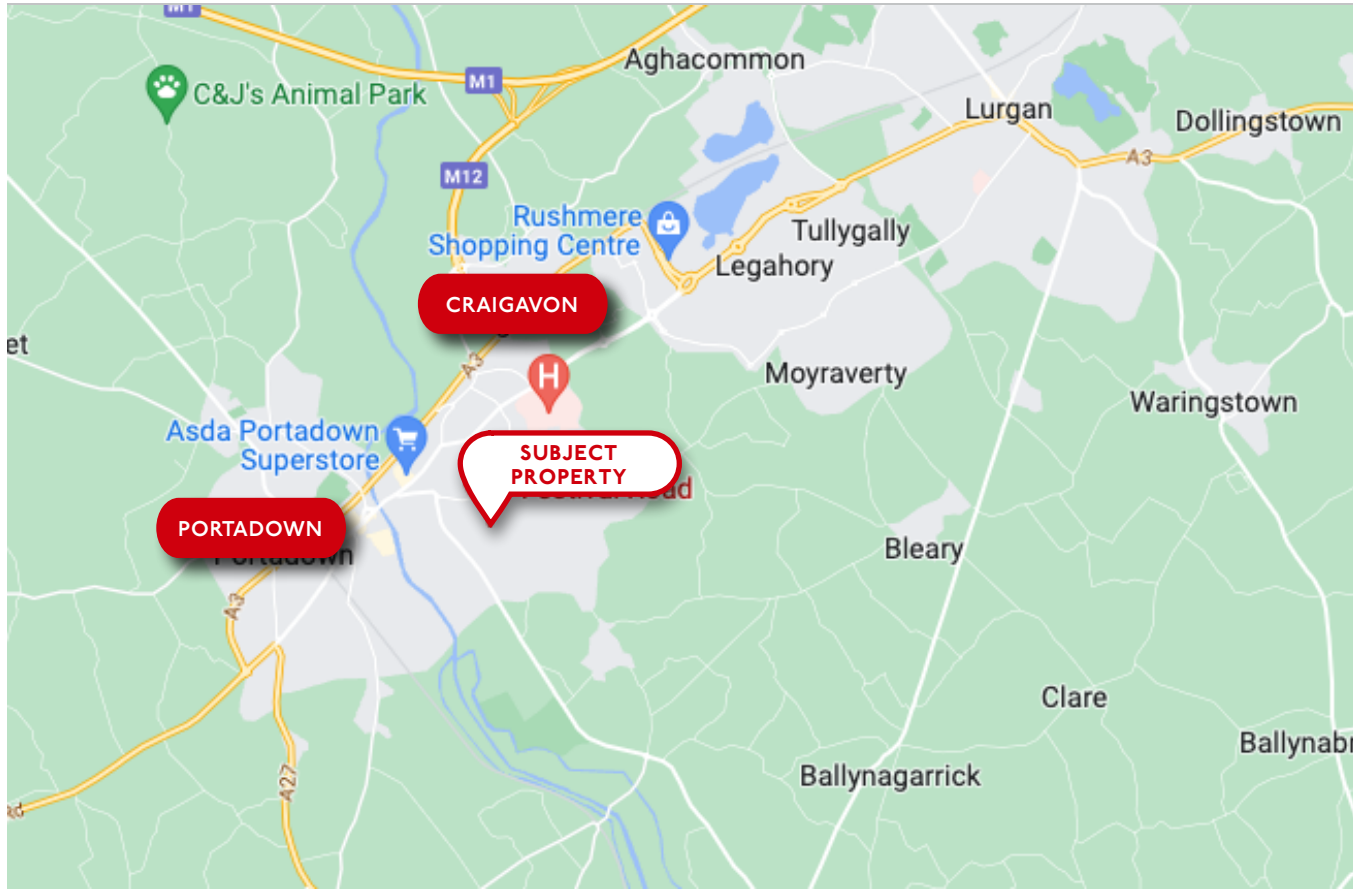












## Asking Price

£25,000 exclusive.

## VAT

We understand VAT is not applicable in this transaction.

## Contact

Strictly by appointment with the sole Selling agent.  
For further information please contact:

Lynn Taylor

028 9050 1556 / 07813 020 181

[ltaylor@lisney.com](mailto:ltaylor@lisney.com)

## 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 - <https://www.legislation.gov.uk/ukSI/2017/692/contents>.

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