

**FOR SALE**

# Land at Tannaghmore North Road, Lurgan BT67 9JA

LAND OF CIRCA 2 ACRES

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Lands totalling circa 2 acres

Flat, well bounded land

Just 1 mile to Lurgan and 4 miles from Craigavon

Extremely close to M1 motorway

### LOCATION

The subject land is located in Lurgan, approximately 28 miles south-west of Belfast City Centre and 1.8 miles from Lurgan Town Centre. The Lough Road access to the M1 is just one mile away, providing easy access to the East and West of Northern Ireland.

The land is in close proximity to Annesborough Industrial Estate, Lurgan College, Tannaghmore Primary School and Silverwood Golf Club.

The subject land is neighboured by Drumna Housing Development, detached dwellings and agricultural land.

### LAND AREA

The land measures approximately 2 acres (0.809 ha).



## DESCRIPTION

The subject land extends to circa. 2 acres and is relatively square in shape.

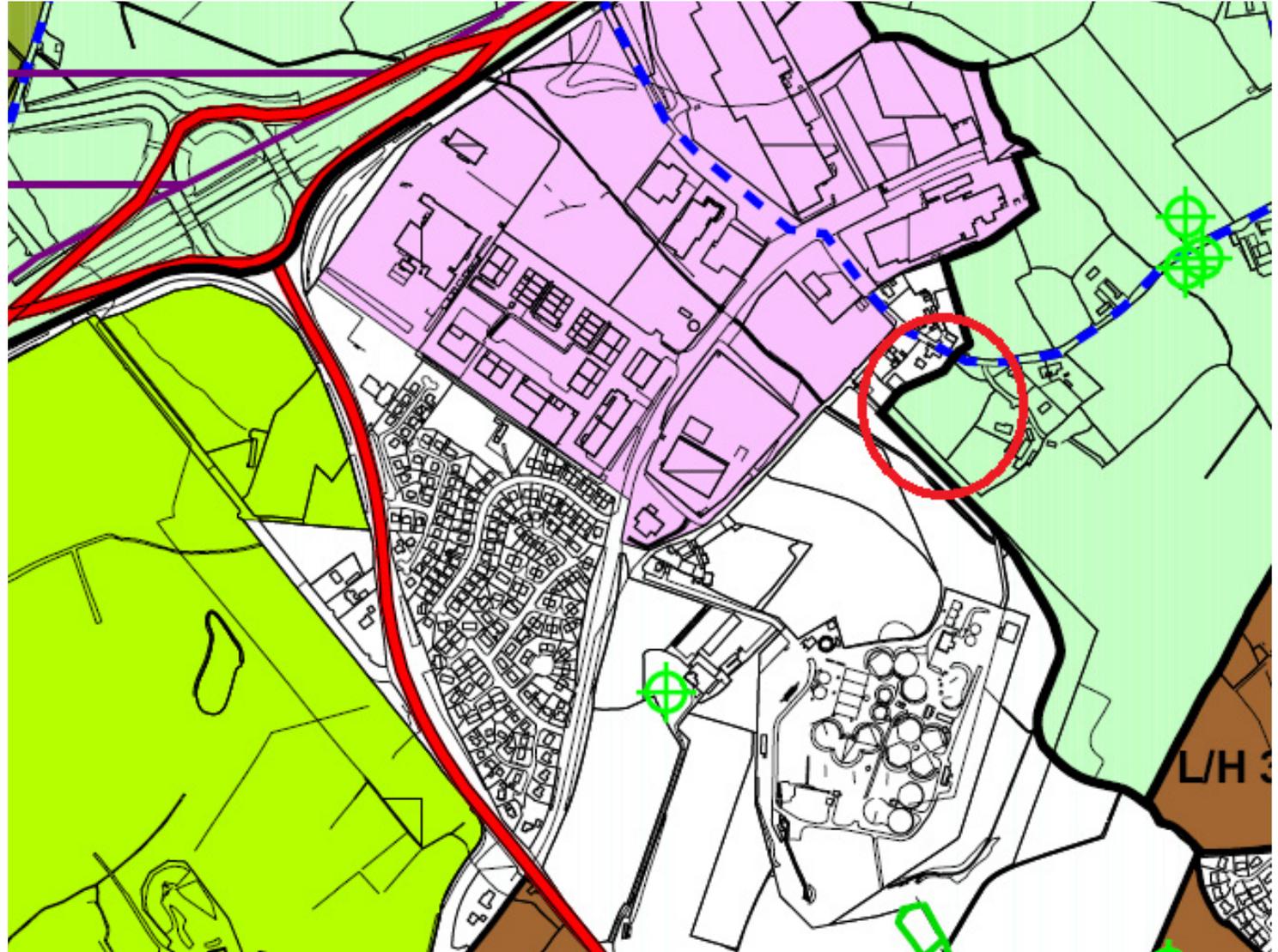
It is bounded by trees and hedging, laid in grass and is accessed via a vehicular gate on the north border of the land.

We understand the land has recently been used for the grazing of animals.

## PLANNING

From a review of the Craigavon Area Plan 2010, we understand that the land falls within the Green Belt and is outside the Lurgan Development Limit (land circled in red on the plan to the right).

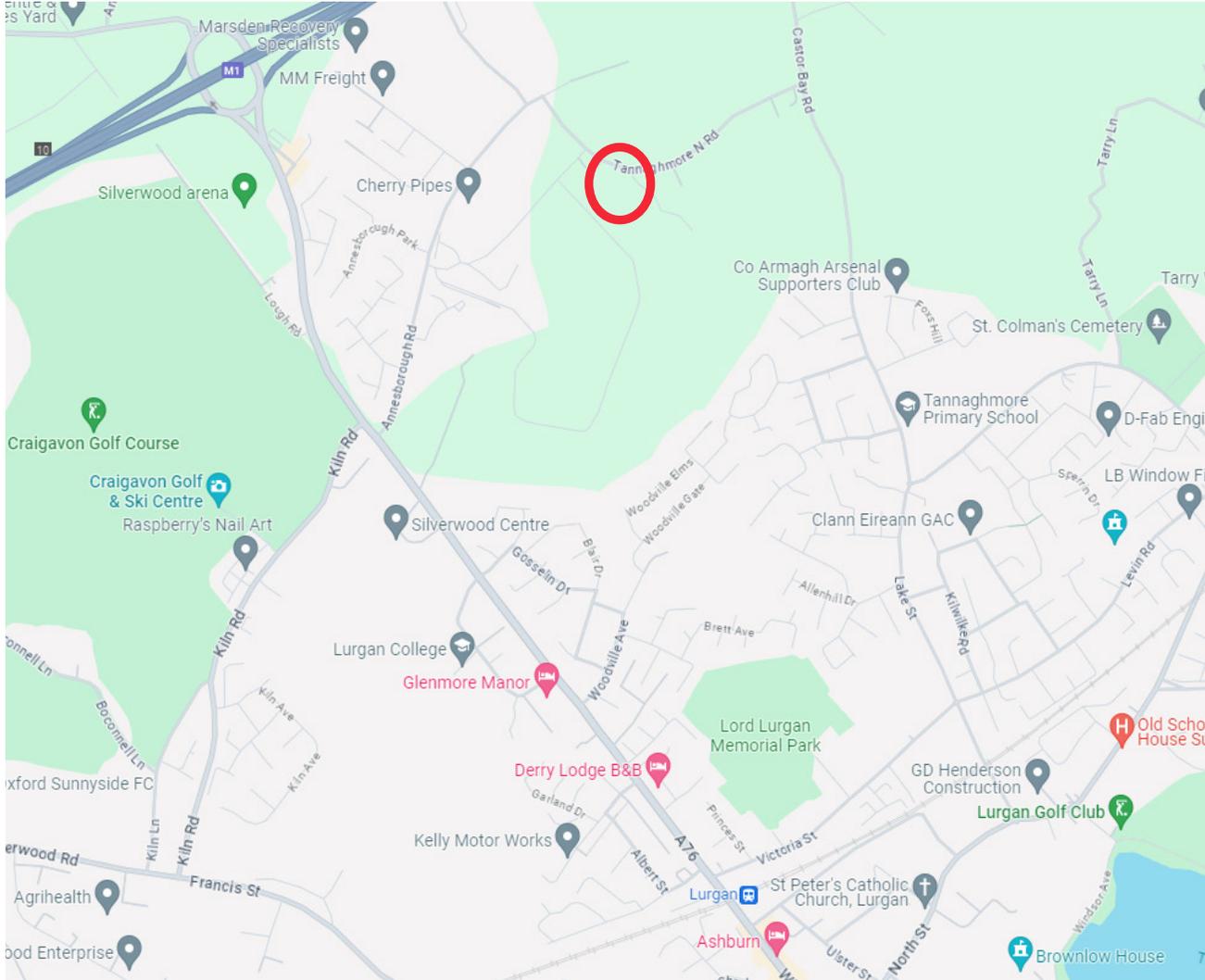
We understand there are no live or expired planning applications or permissions on the property.



Craigavon Area Plan 2010  
Adopted Plan  
Map No. 5 - Craigavon Urban Area



## LOCATION



## SALE PRICE

£65,000 exclusive.

## TITLE

Freehold title.

## STAMP DUTY

This will be the responsibility of the purchaser.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## 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/ukxi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

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 25285

# Lisney

COMMERCIAL REAL ESTATE

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Viewing strictly by appointment with the sole selling agent Lisney

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