

FOR SALE

Land at Tannaghmore North Road, Lurgan BT67 9JA

LAND OF CIRCA 2 ACRES

Lisney

COMMERCIAL REAL ESTATE



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).



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



DESCRIPTION

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

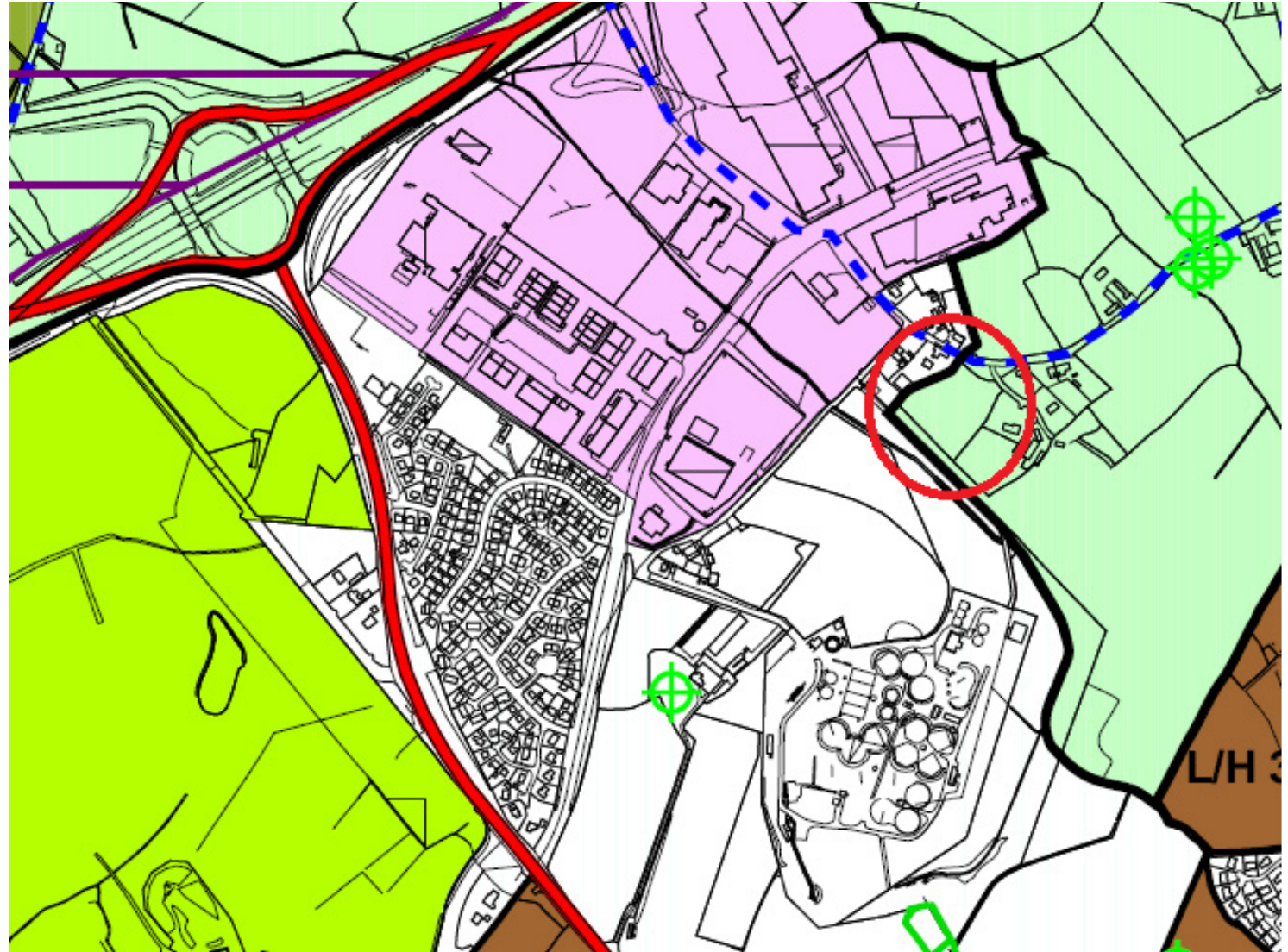
It is bounded by trees and hedging, laid in grass and is accessed via a vehicular gate on the north border of the land.

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).

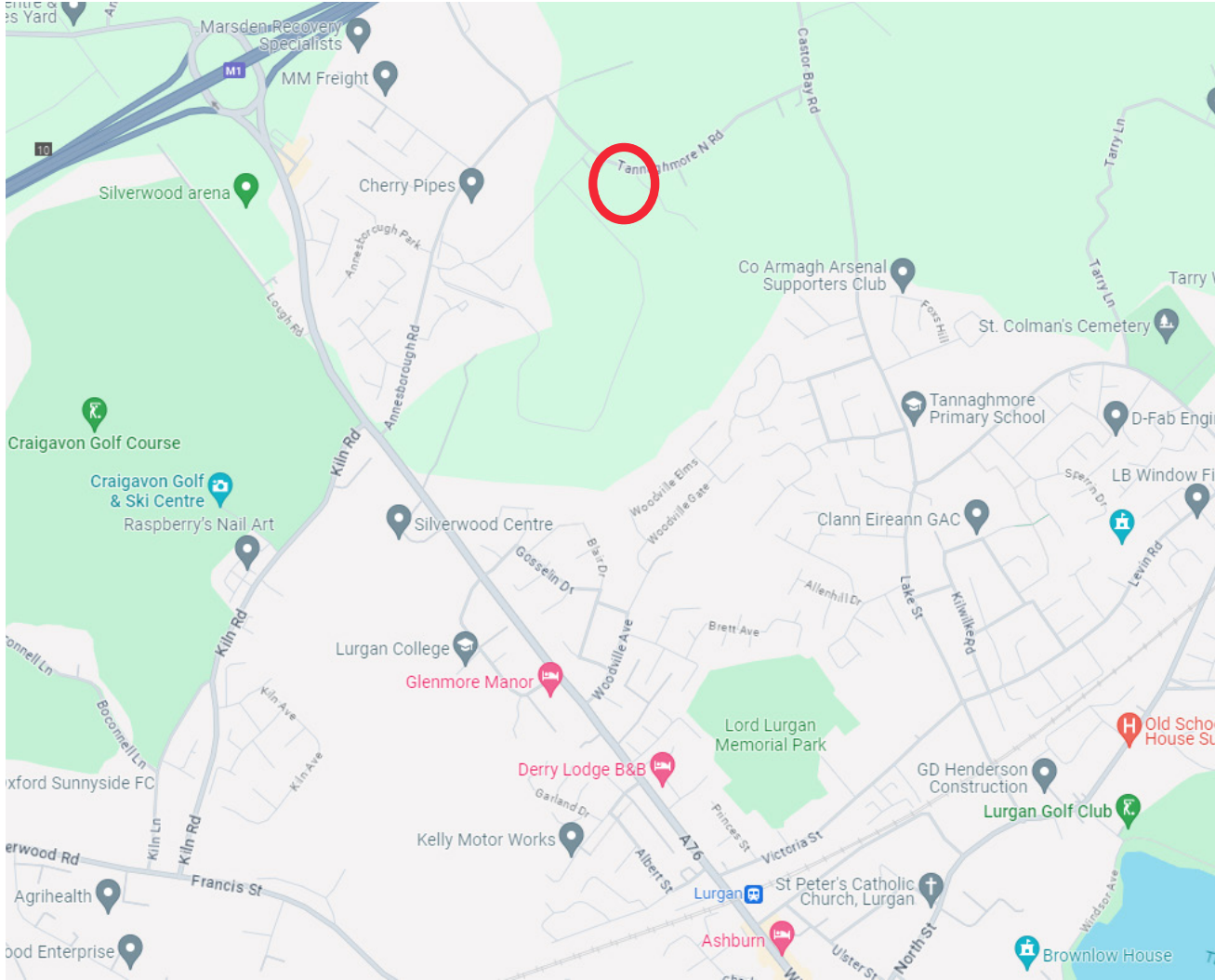
We understand there are no live or expired planning applications or permissions on the property.



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

-  Development Limit
-  Plan Area Boundary
-  Green Belt

LOCATION



SALE PRICE

£45,000 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.

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REF 25285

Lisney

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