

**FOR SALE**

## Land at Tannaghmore North Road, Lurgan, BT67 9JA

LAND OF CIRCA 2 ACRES WITH POTENTIAL FOR AN INFILL DWELLING (STPP)

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## FEATURES

Lands totalling circa 2 acres

Potential for infill dwelling site (STPP)

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 was 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.

We note that although the land has been used for agricultural purposes, it lies between a number of detached dwellings and may have some potential as an infill dwelling site, subject to all necessary planning approvals.

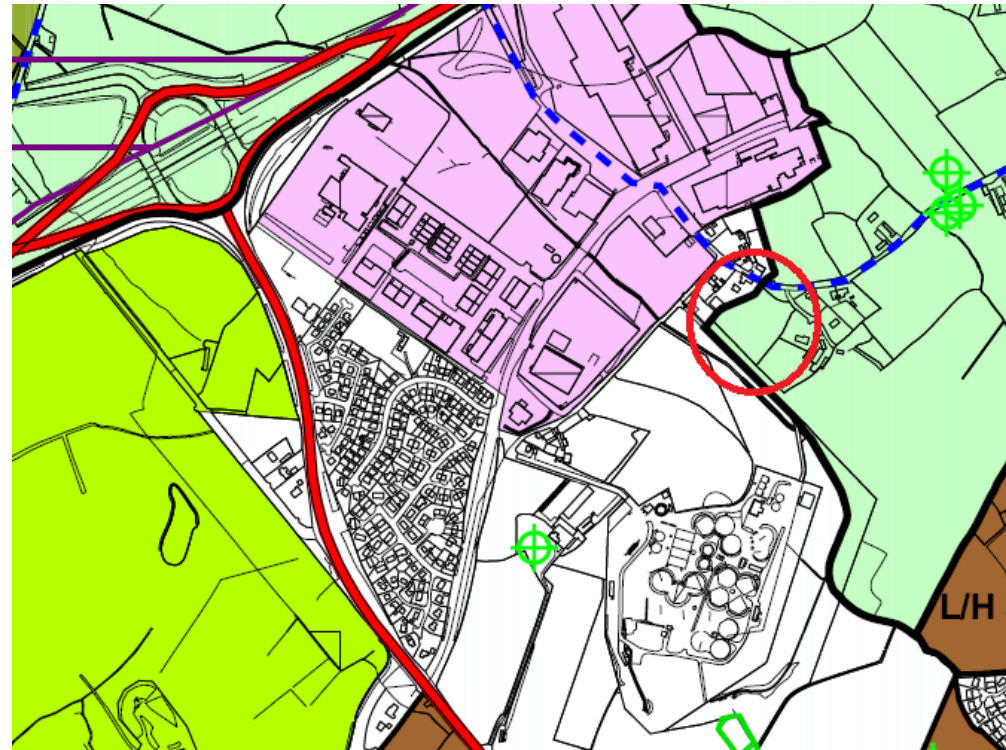
We understand the requirements for infill dwelling sites are as below, however, we recommend any interested parties seek their own professional planning opinion on any potential development.

- Line of 3 or more Existing Buildings
- Site must be between 2 buildings
- All buildings must be Visually-Linked
- Substantial, Built-up Frontage
- Along Road/Private Lane Frontage
- Site can be for 1 or 2 dwellings

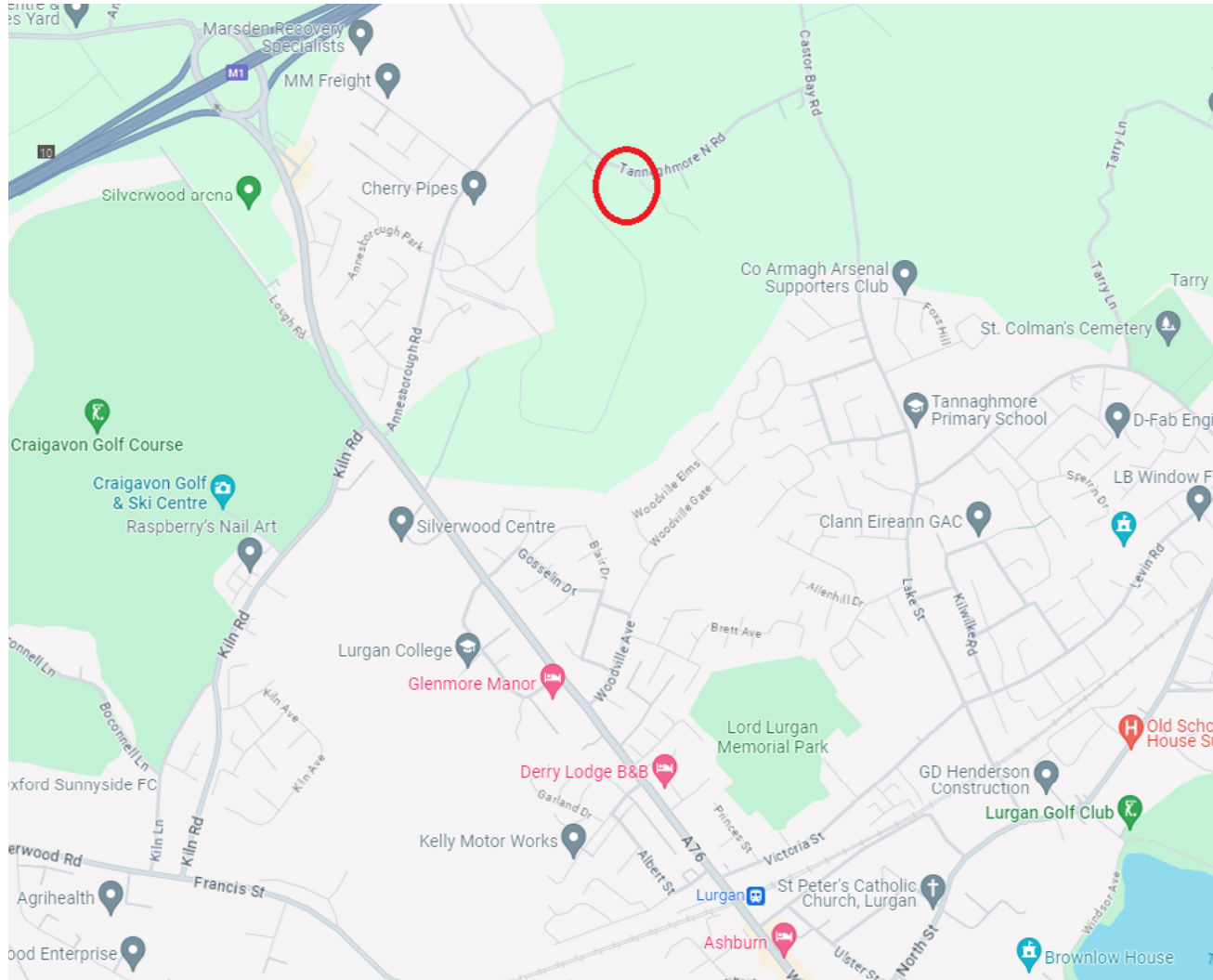


## Craigavon Area Plan 2010 Adopted Plan

### 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/uksi/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.

# Lisney

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Viewing Strictly by appointment with the sole selling agent Lisney.

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