

FOR SALE

55 Mahon Road, Portadown BT63 3SF

EXTENSIVE DEVELOPMENT, 'HOPE' AND AGRI LANDS – C 18.7 ACRES

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Property comprises a detached bungalow (in need of repair), a range of outbuildings and extensive lands on the edge of Portadown in an established residential/commercial area

House /Development Lands, currently overgrown – c 2.9 acres

'Hope' lands – c 5.6 acres

Agri lands – c 10.2 acres

Total area – c 18.7 acres

Property outline for indicative purposes only

LOCATION

Portadown is a strong provincial town c 30 miles to the south west of Belfast, lying generally within the Craigavon conurbation.

The town is well served in terms of road and railway infrastructure.

The subject property is located c 1 mile to the west edge of the town centre, fronting a main arterial road. The immediate vicinity is mixed use in character but a number of residential developments have recently been completed or are underway

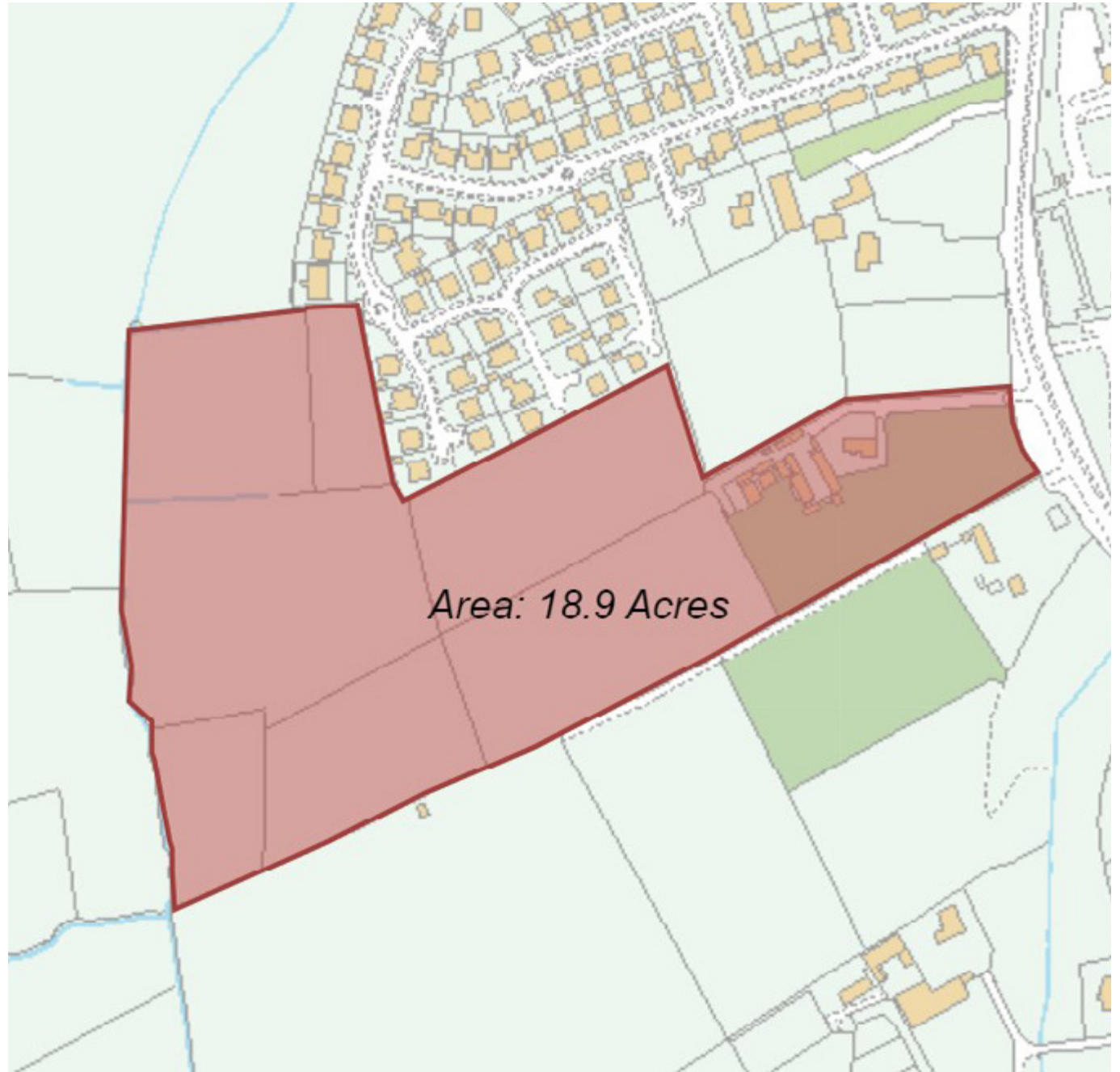


DESCRIPTION

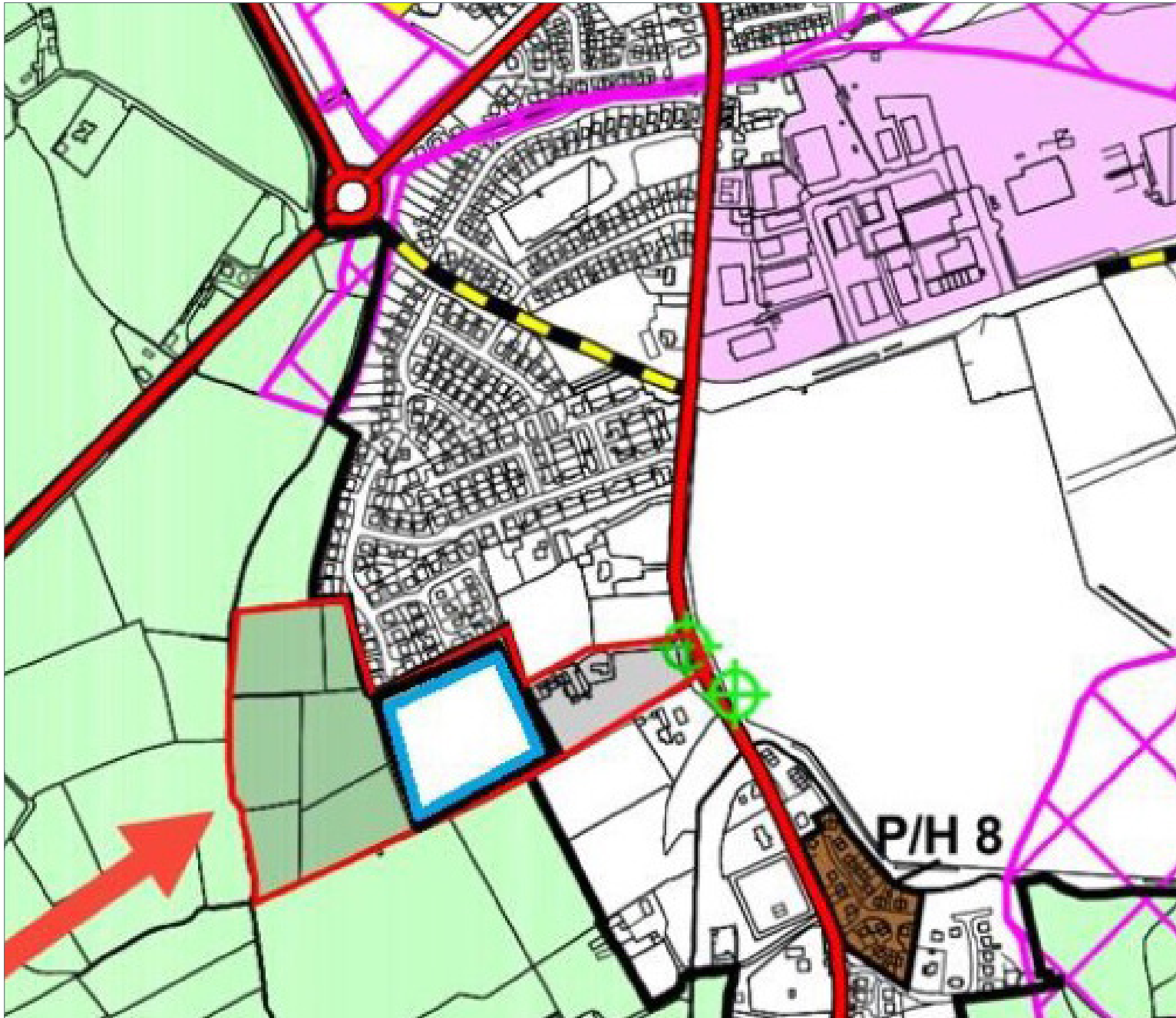


The subject property currently comprises a detached bungalow (in need of repair) and a range of outbuildings situated on an overgrown plot of land within the settlement limit (c 2.9 acres, adjacent a plot of what is considered to be 'hope' lands (c 5.6 acres) and beyond a further plot of agri lands (c 10.2 acres).

The lands are irregularly shaped, are level and accessed off the Mahon Road.



Property outline for indicative purposes only



PLANNING

We understand the property has the following planning context:

The subject lands partly lie within the settlement limit as defined in the Craigavon Area Plan 2010, shaded in pink on the plan above and outlined in red on the Area Plan Extract. The residual lands are shaded green in the Area Plan Extract

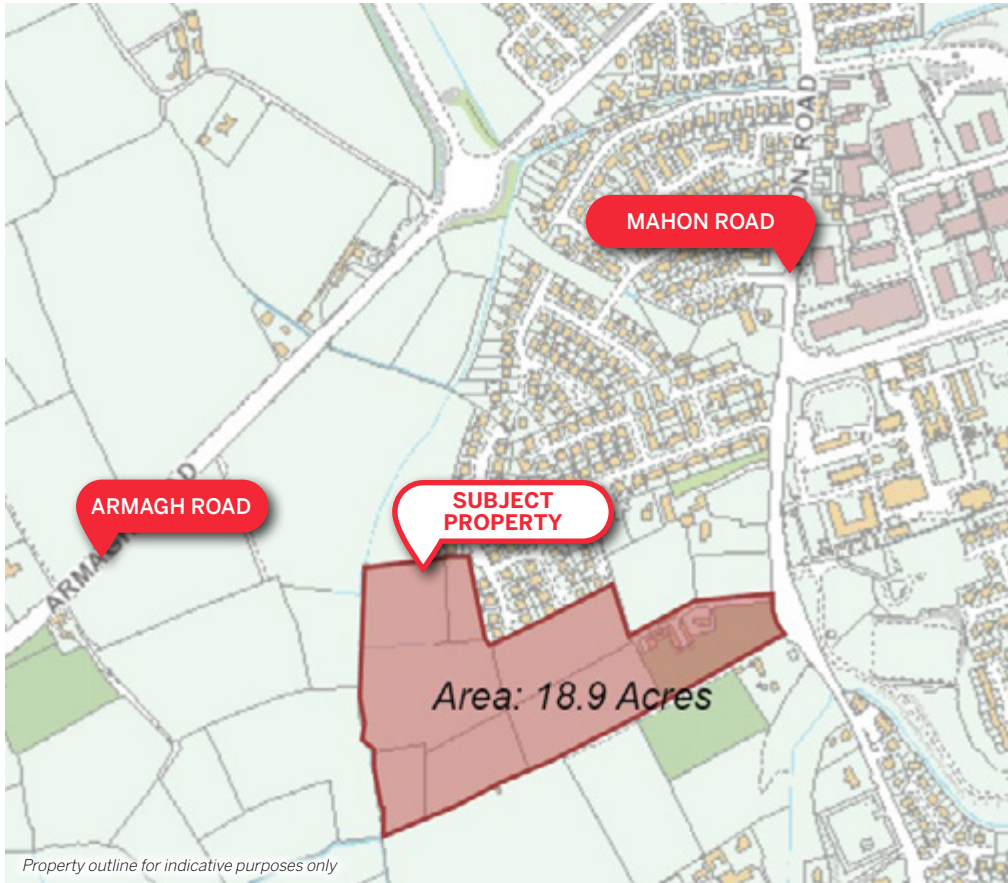
Property outline for indicative purposes only







LOCATION



RATES PAYABLE

The property (in need of repair) is currently listed as 'House Garden – vacant domestic'.

Capital Value:	£150,000
Rates Poundage 2024/25:	£0.01109
Rates Payable:	£1663.50

PRICE

Offers invited in the region of £950,000.

VAT

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

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

Due to the condition of the property, we do not consider an EPC to be necessary.

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.

REF 23720

Lisney

COMMERCIAL REAL ESTATE

For further information:

David McNellis: 028 9050 1551 / 07887 911 077
dmcnellis@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501
Email: property@lisney-belfast.com

[lisney.com](https://www.lisney.com)   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract, (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

