

FOR SALE

Land at Lisnisky Lane, Craigavon, BT63 5FY

POTENTIAL RESIDENTIAL DEVELOPMENT SITE OF CIRCA 0.7 ACRES (STPP)

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Rectangular shaped plot of circa 0.7 acres

Remaining land on outskirts of Lisnisky Walk Development

Prime land for residential development (STPP)

LOCATION

The subject land is located on Lisnisky Crescent, just off Lisnisky Lane, a residential / semi rural road on the outskirts of Craigavon. The subject land is located just 2 miles from the centre of Craigavon, 2.6 miles to Portadown, 23 miles to Lisburn and 30 miles to Belfast.

The subject facilities near the land include Craigavon Area Hospital, Southern Regional College Portadown, Portadown Rugby Football Club and an Asda Superstore.

The land is situated within Lisnisky Walk, a modern, Georgian inspired residential development which was built within the past 10-15 years.

DESCRIPTION

The subject land comprises of a long rectangular shaped strip of land of circa 0.7 acres within Lisnisky Walk housing development.

Access is currently via Lisnisky Walk, however subject to obtaining all necessary consents and approvals, access may be granted onto Lisnisky Lane.

The land is bounded by fencing, hedging and trees to the North, South and West. To the east is the Lisnisky Walk/Crescent development.

Under the Craigavon Area Plan 2010, the land is located within the development limit and is zoned as white land.

The land is raised in height around the eastern perimeter by approximately one meter however slopes downwards in topography to the western boundary.

ACCOMMODATION

From measurements taken on Spatial NI, we estimate that the approximate site area is 0.7 acres (0.28ha).



PLANNING

The subject land forms part of a historic planning application on a larger area of third party lands.

The planning application was for the construction of 119 dwellings, of which only 113 dwellings were built. We understand that the subject land may have retained the planning for the remaining 6 dwellings.

We would recommend that all interested parties review the planning application below and seek their own planning opinion on the development potential of the land.

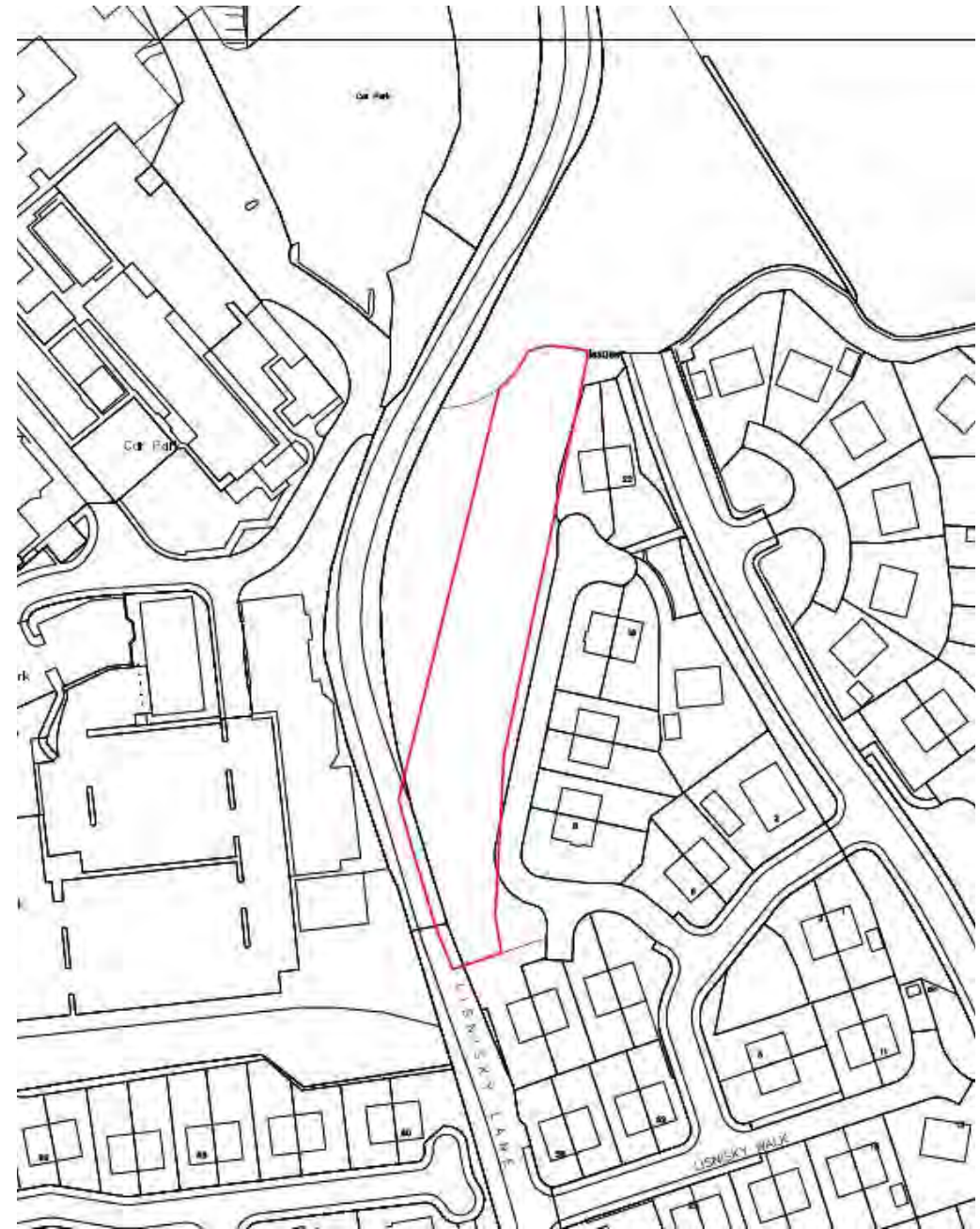
Description: Housing development 119 dwellings & garages incorporating provision of link road & access to Craigavon Area Hospital (Amended scheme from approval N/2004/0162/F)

Reference: N/2010/0226/F

Granted: 26 August 2010



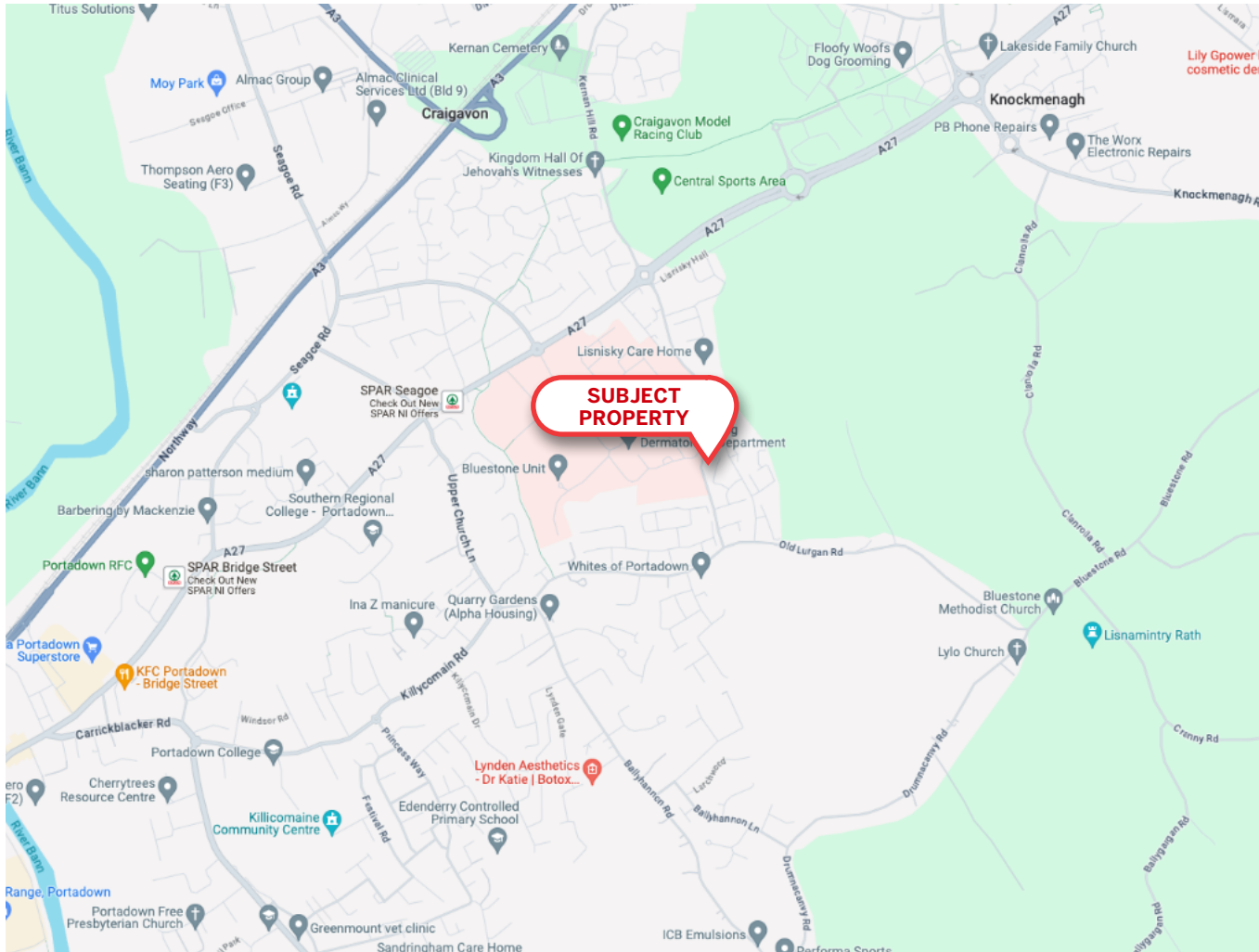
PLANNING BOUNDARY



INDICATIVE OUTLINE



LOCATION



TITLE

Freehold Title

PRICE

£125,000 exclusive.

VAT

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

STAMP DUTY

Stamp duty, if applicable will be the liability of the purchaser.

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

COMMERCIAL REAL ESTATE

For further information:

Lynn Taylor: 028 9050 1501 / 07813 020 181

ltaylor@lisney-belfast.com

Ben Hollinger: 028 9050 1511

bhollinger@lisney-belfast.com

Viewing Strictly by appointment with the sole selling agent Lisney.

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.

Lisney Commercial Real Estate

3rd Floor, Montgomery House,

29-33 Montgomery St., Belfast, BT1 4NX

Tel: 028 90 501 501

Email: property@lisney-belfast.com

lisney.com   

