

FOR SALE

Extensive Agri/Hope Lands – c. 19.76 acres (8Ha)

MULLAVILLY ROAD, MULLAVILLY, TANDRAGEE BT62 2LX

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

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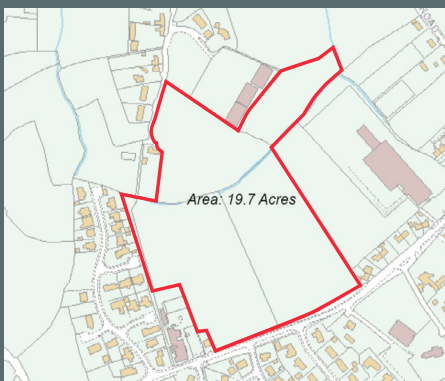
FEATURES

Extensive frontage to Mullavilly Road –
c. 762 feet (232m)

Land area – c. 19.76 acres (8Ha)

Currently outside the settlement limit
but with potential for infill/rounding
off in new Local Development plan,
in preparation.

Located c 3 miles from Portadown,
1.5 miles from Tandragee.



LOCATION

Mullavilly is a small village in County Armagh closely linked with nearby Laurelvale famous for its links with the linen industry and mills in the area. According to the most recent census figures 1,288 people live in the area.

The subject property fronts onto Mullavilly Road, c.3 miles from Portadown and 1.5 miles from Tandragee. The lands are situated in a semi rural location with a range of residential, educational, church and commercial/industrial uses in the vicinity. Local amenities include the local football and cricket clubs.

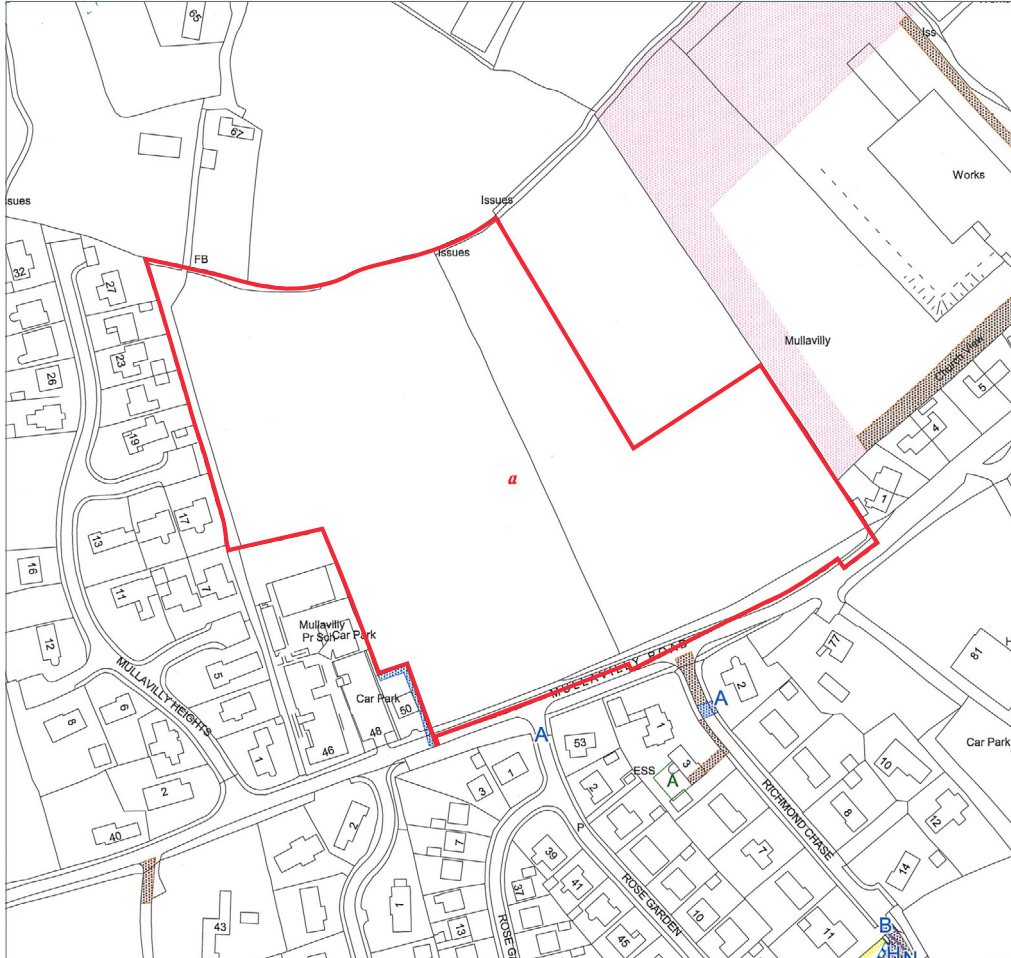
DESCRIPTION

The subject property comprises relatively flat lands, currently in agricultural use, totalling c.19.76 acres (8 Ha). The lands have an extensive frontage to Mullavilly Road and whilst they lie outside the settlement limit in the extant Armagh Area Plan (Armagh 2004) they are surrounded on 3 sides by a mix of commercial, educational and residential uses giving rise to the potential of being included in the Local Development Plan which is in preparation as infill/rounding off.

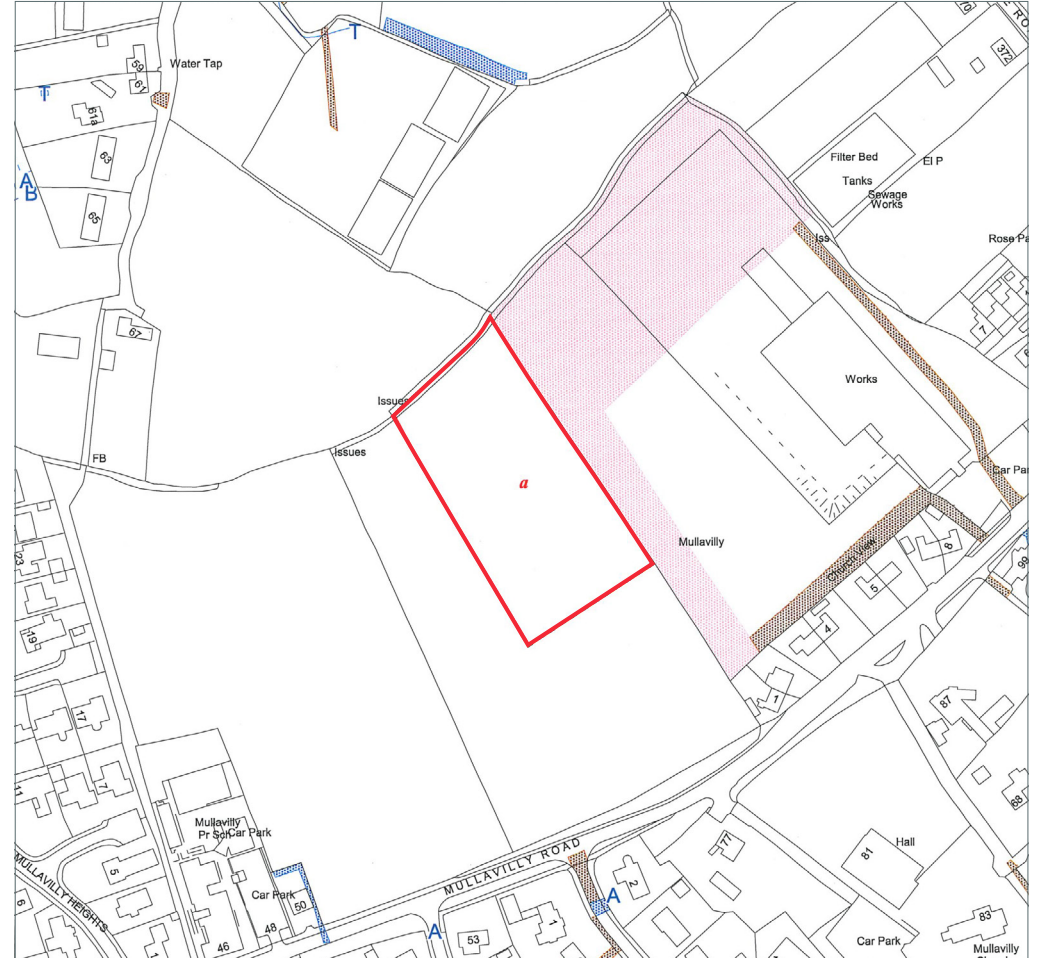


TITLE

The lands are understood to held on a Freehold Title
in folios AR17229 , 11567, 23617 , Co Armagh.

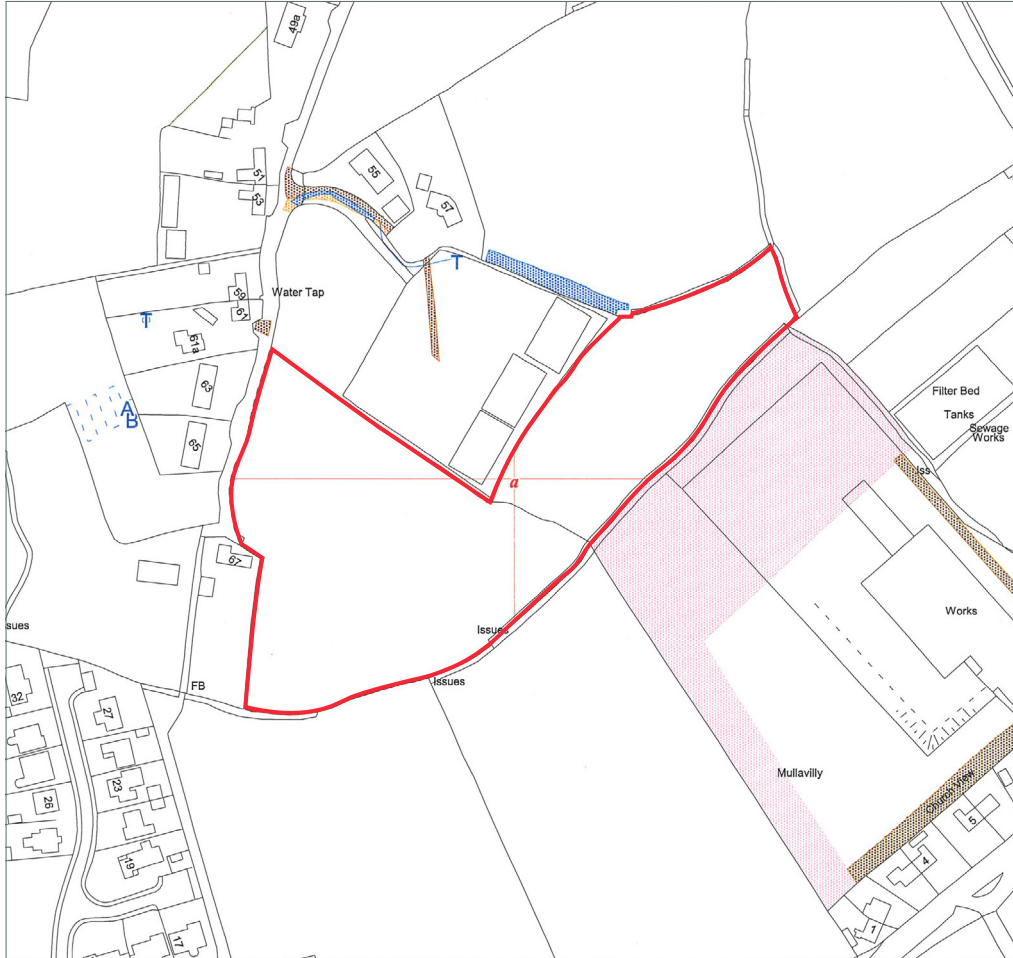


a-23617



a-11567

Property outlines for indicative purposes only

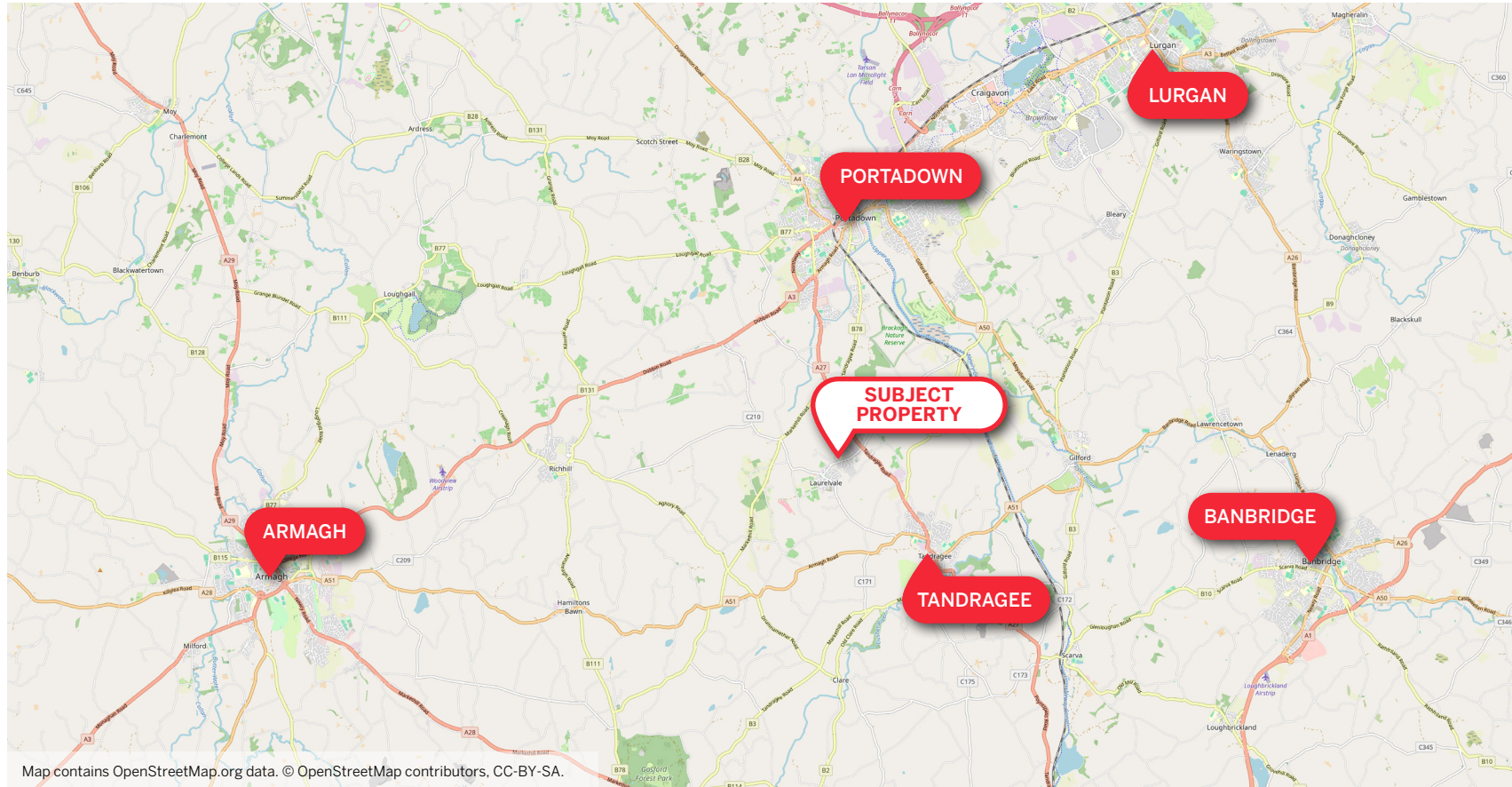


a-AR17229

Property outlines for indicative purposes only



LOCATION



PRICE

Offers invited in excess of
£400,000

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.

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 24495

Lisney
COMMERCIAL REAL ESTATE

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