

FOR SALE

1 Outlack Road, Armagh, BT60 2AN

SUBSTANTIAL COMMERCIAL YARD TOTALLING 14.1 ACRES

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Commercial yard of approximately
14.1 acres

Potential redevelopment opportunity
(STPP)

LOCATION

The subject property is located on Outlack Road, Armagh, approximately 4.3 miles from Armagh City Centre.

The location is mainly agricultural in nature, with Outlack Road comprising predominantly farms and single dwellings. Access to Armagh is via Newtownhamilton Road (1.2 miles) or Killycapple Road (0.4 miles).

Access is via double gates to the north of the site from Outlack Road, or additionally further along the road to the north east. Surrounding occupiers include King Bros Quarry and W.J. & H. Crozier.

DESCRIPTION

The property consists of a former concrete plant situated on a site of approximately 14.1 acres.

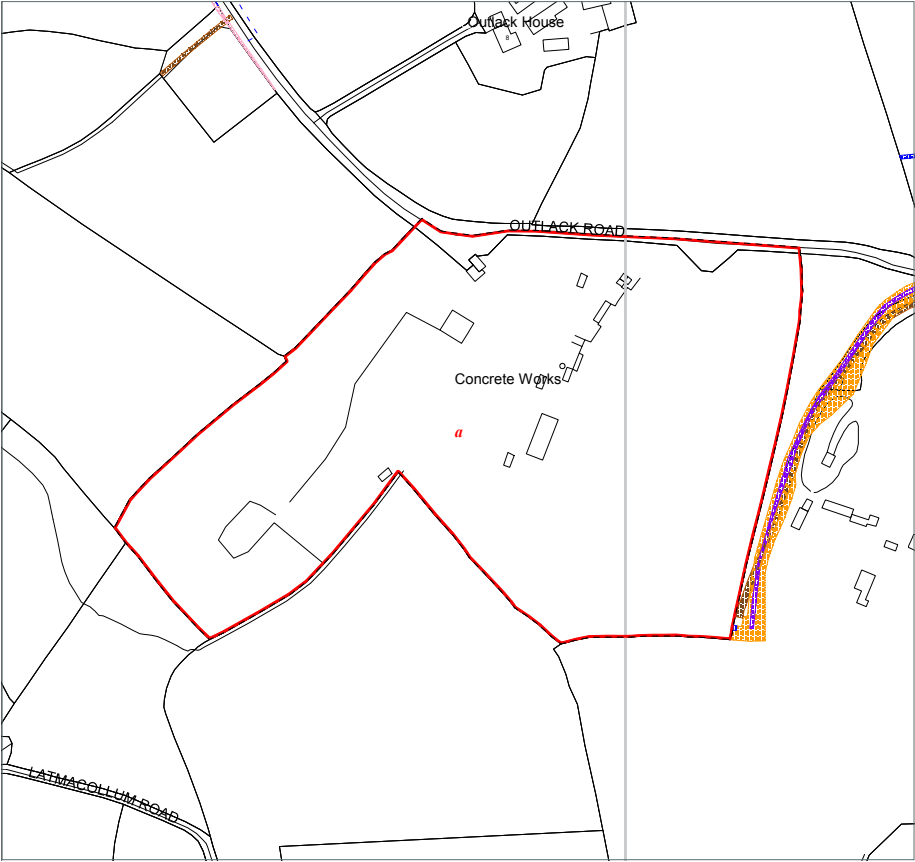
The majority of the site is surfaced with either concrete or compacted hardcore, providing extensive hardstanding. The expansive layout allows for flexible use of space, making it suitable for open storage, vehicle parking, equipment laydown, or further development (STPP). The site is secured by two sets of double gates located on Outlack Road, along with a steel mesh perimeter fence enclosing the premises.

Please note, it is the Vendor's intention to remove the equipment associated with the concrete plant and this will not be included within the sale.



Yard

TITLE PLAN



ACCOMMODATION

The areas below are approximate:

Description	sqm	sqft
Warehouse	221.98	2,389

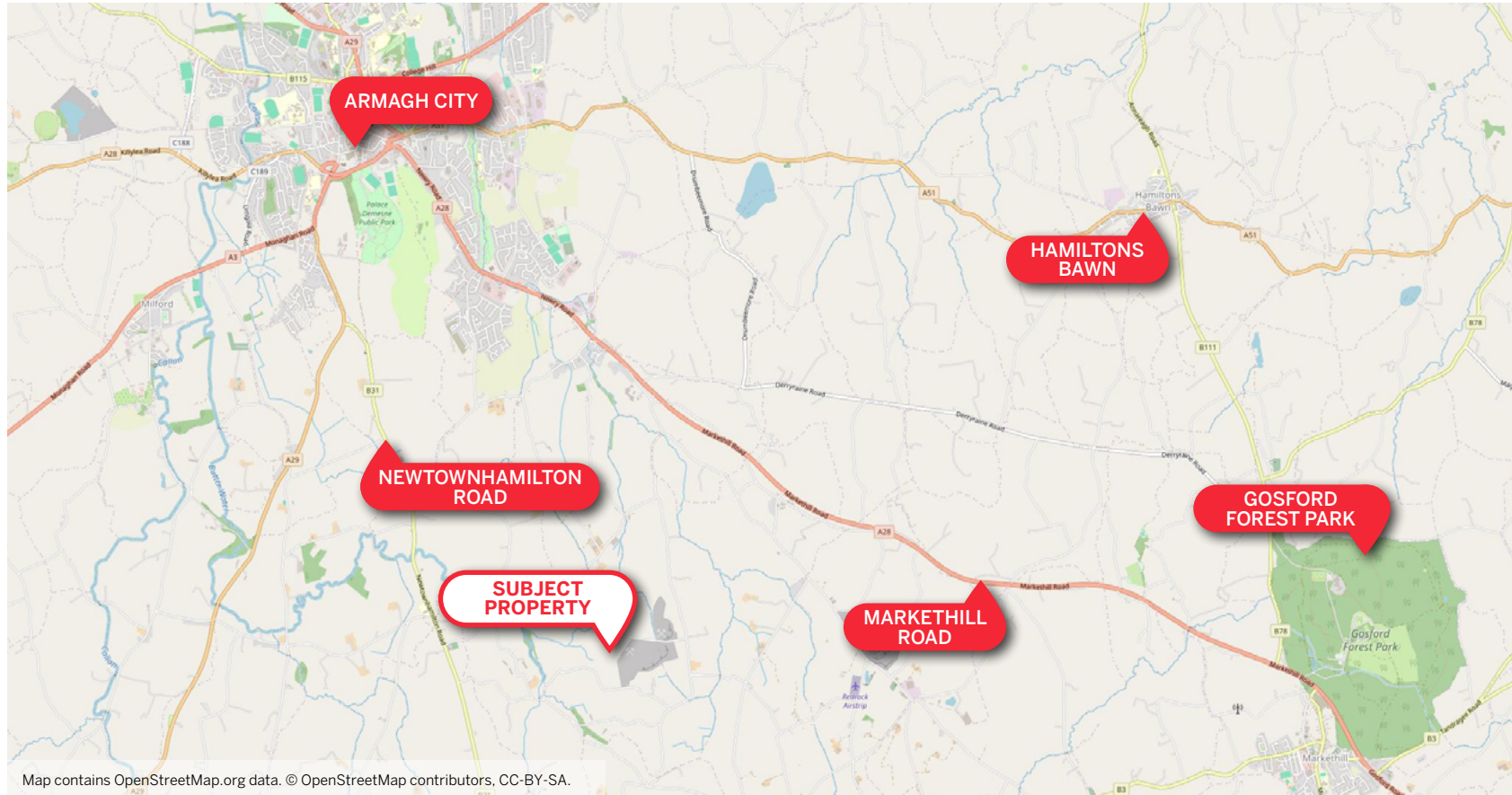


Warehouse



Yard

LOCATION



TITLE

The property is held by way of freehold title (Folio 4221 Co. Armagh).

PRICE

Price On Application.

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/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 24415

Lisney
COMMERCIAL REAL ESTATE

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