

For Sale Superb Development Opportunity With Full Planning Permission

27 Castle Lane and 38e Windsor Avenue, Lurgan BT67 9BD

McKIBBIN COMMERCIAL

028 90 500 100

DESCRIPTION

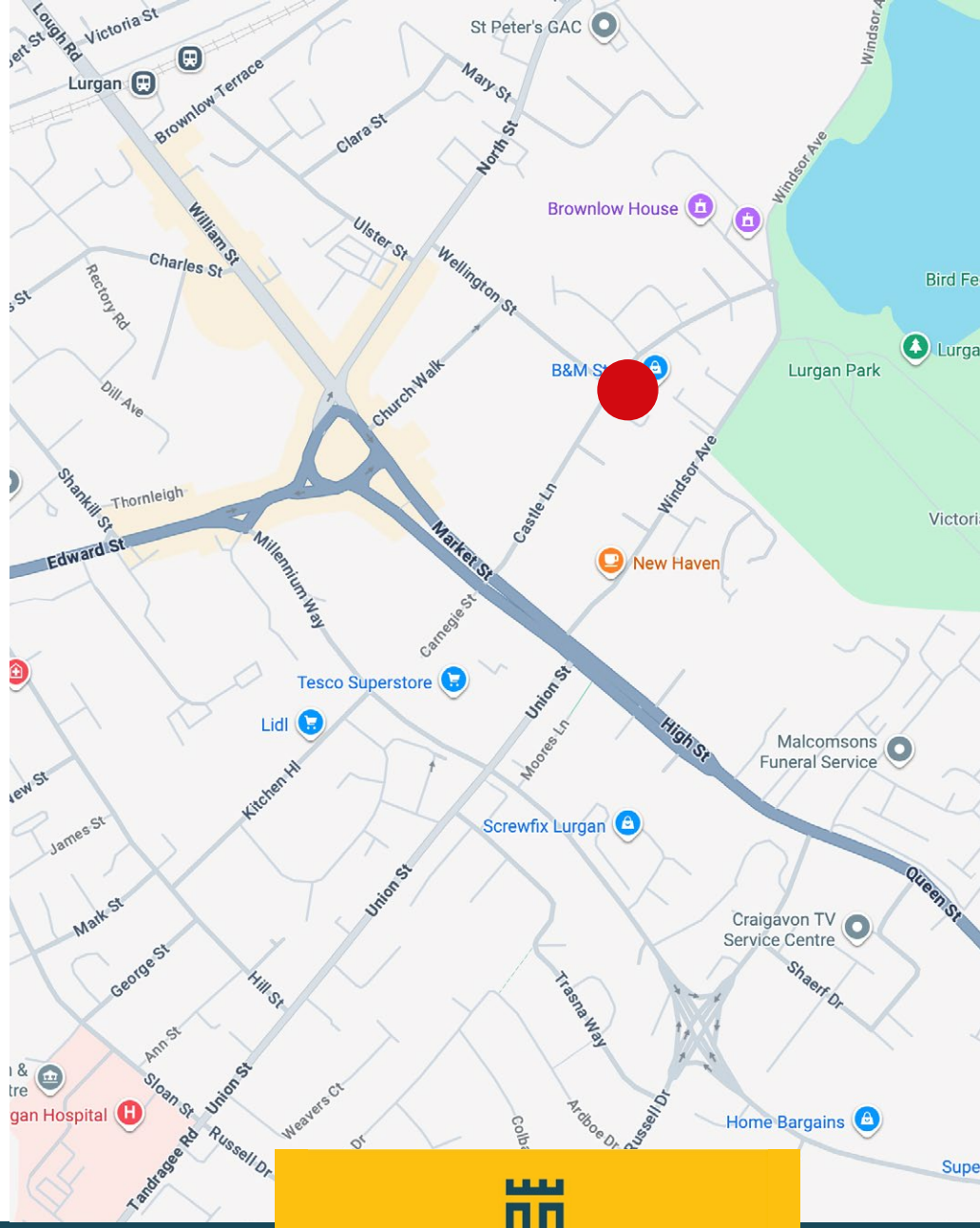
- Rare town centre development site benefiting from full planning permission for a mixed-use scheme of 3 retail units and 15 residential units with all consents in place.
- The site comprises the former Stewarts / Tesco supermarket and Grattan's Arcade, currently a vacant retail building which is to be demolished under the approved scheme.
- The approved residential element provides 9 three-bedroom semi-detached houses, each with two in-curtilage parking spaces, and 6 two-bedroom apartments in two blocks with c. 168 sqm of communal open space.
- Three retail units totalling c. 5,220 sq ft fronting the existing adjacent car park.
- Residential access from Windsor Avenue with 36 car parking spaces in total, including visitor parking.

LOCATION

- Prime brownfield site within Lurgan's primary retail core, just off the town's main street in close proximity to Iceland, Polonez, B&M and Sports Direct.
- A short walk from Lurgan Park, one of the largest public parks in Northern Ireland.
- Lurgan is a busy market town in Co. Armagh, approximately 20 miles south west of Belfast, with excellent links via the M1 Motorway and Lurgan railway station.

ACCOMMODATION

Use	Unit	Sq M	Sq Ft
Retail Unit 1	1		1,330
Retail Unit 2	1		1,330
Retail Unit 3	1		2,560
3 Bed Semi-Detached Houses	9		
2 Bed Apartments	6		
Total	**18**		**Retail c. 5,220**



For Sale Superb Development Opportunity With Full Planning Permission

27 Castle Lane and 38e Windsor Avenue, Lurgan BT67 9BD

McKIBBIN COMMERCIAL

028 90 500 100

SITE AREA

Approximately 0.96 acres.

PLANNING

Full planning permission has been granted by Armagh City, Banbridge and Craigavon Borough Council under reference LA08/2024/0410/for Demolition of existing buildings and proposed erection of 15 no. dwellings (an apartment block consisting of 6 no. apartments and 9 no.detached and semi detached houses) with associated car parking/ landscaping and erection of 3no. retail units.

Copies of the planning approval and approved drawings are available on request. Interested parties should make their own enquiries via the Planning NI portal.

SALE DETAILS

Price: £600,000 exclusive
Title: Assumed Freehold or Long leasehold

RATES

Property has been de-rated.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.





For Sale Superb Development Opportunity With Full Planning Permission

27 Castle Lane and 38e Windsor Avenue, Lurgan BT67 9BD

McKIBBIN
COMMERCIAL
028 90 500 100



Site Plan

For Sale Superb Development Opportunity With Full Planning Permission

27 Castle Lane and 38e Windsor Avenue, Lurgan BT67 9BD

McKIBBIN COMMERCIAL

028 90 500 100



Internal Elevation - Site 1-4 (House Type B)

For Sale Superb Development Opportunity With Full Planning Permission

27 Castle Lane and 38e Windsor Avenue, Lurgan BT67 9BD

McKIBBIN
COMMERCIAL

028 90 500 100



Windsor Street Elevation - Site 5 - 15

For Sale Superb Development Opportunity With Full Planning Permission

27 Castle Lane and 38e Windsor Avenue, Lurgan BT67 9BD

McKIBBIN COMMERCIAL

028 90 500 100



Retail Units Elevation

For Sale Superb Development Opportunity With Full Planning Permission

27 Castle Lane and 38e Windsor Avenue, Lurgan BT67 9BD

McKIBBIN
COMMERCIAL
028 90 500 100

CONTACT

For further information or to arrange a viewing contact:

Michael Hopkins
mph@mckibbin.co.uk

Ben Escott
be@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors
One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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 – http://www.legislation.gov.uk/uksi/2017/692/ made 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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.

Follow us for up-to-date news and information!

McKIBBIN
COMMERCIAL
028 90 500 100