

# FOR SALE

**Commercial Building with Planning Permission for 10 Apartments**  
56 Edward Street, Lurgan, Craigavon, BT66 6DB

  
**FRAZER  
KIDD**

**SimonBrien**



**56 Edward Street, Lurgan,  
Craigavon, BT66 6DB**

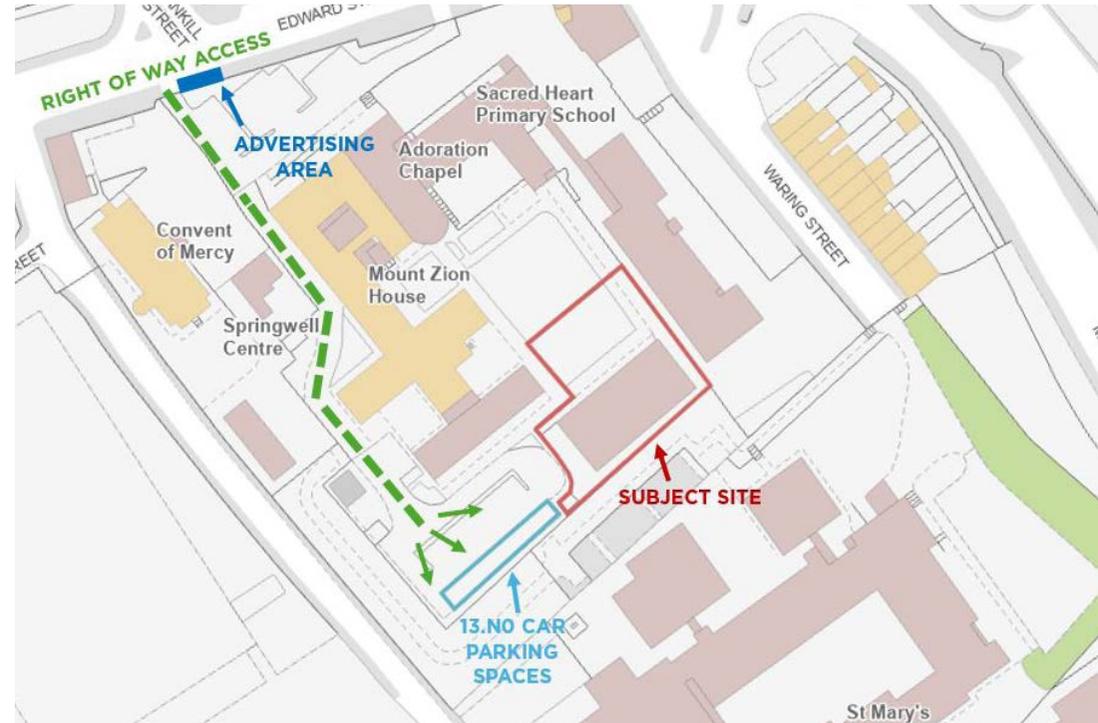
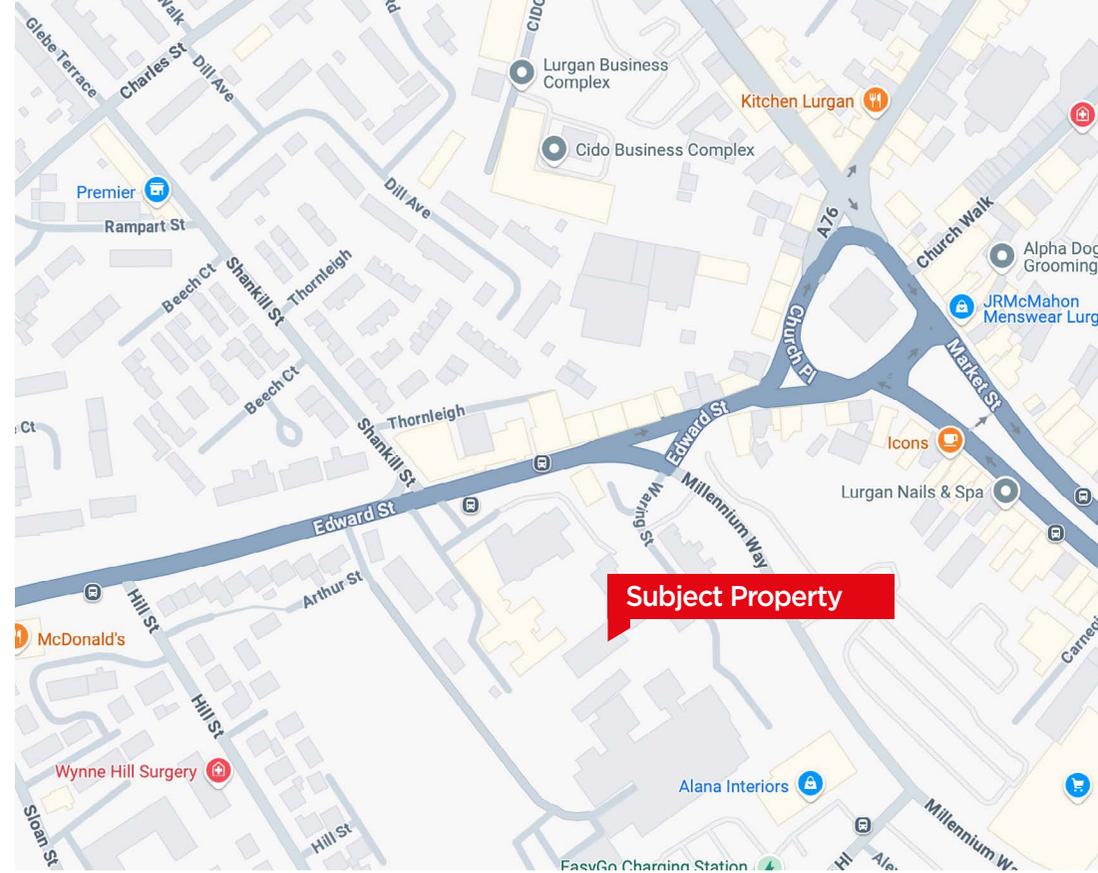
### Summary

- Full Planning Permission for the demolition and construction of 10 no. 2 bed apartments .
- Site was previously registered with NIHE for 10 no. General Needs Apartments (in an area of need for Social Housing).
- The property extends to c. 4,575 sq ft (GIA) and is situated on a site of c. 0.74 acres.
- The property would also be suitable for a number of other uses, subject to planning.

### Location

Lurgan is a large industrial market town in Co. Armagh within the Armagh City, Banbridge, and Craigavon Borough Council area with a population of circa 29,000 people (2021 Census) located close to the southern shores of Lough Neagh approximately 20 miles southwest of Belfast. The town is strategically positioned just off Junction 10 of the M1 Motorway and is highly accessible by public transport with excellent bus and train links.

The proposed development site is centrally located within Lurgan town centre, just south of 55-57 Edward Street and directly to the rear of St Ronan's College and Mount Zion House.



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### Description

Commercial building comprising a single-storey red brick building set on a site of c.0.74 acres, with car parking. The property has an approximate gross internal area of c. 4,575 sq ft.

The planning consent for the demolition and construction of 10 no. 2 bed apartments. The apartments will enjoy views of a garden area to the front and the exclusive use of 13 car parking spaces.

The property may also appeal to business users to acquire the premises for owner occupation or for investments purposes.



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## Accommodation

The property comprises of the following Net Internal Areas:

Description	Sq. M	Sq. Ft
Office	.91	85
Staffroom	23.59	254
Staff Toilets Inc WC & WHB	-	-
Cleaners Store:	1.25	13
Parents Room	11	118
Toilets inc 4 WC & 4 WHB		
Annex Playroom	57.87	623
Afterschool Room	70.82	762
Room 3 - 4	31.63	340
Disabled Toilet		
Baby Changing	9.83	106
Toddler Room	31.22	336
Wobbler Room	31.60	340
Baby Room	31.59	340
Cot Room	14.93	161
Bottle Prep Room:	6.69	72
<b>Total Net Internal Area:</b>	<b>329.93</b>	<b>3,550</b>

The property has an approximate Gross Internal Area of 4,575 sq ft.



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## Planning

**Planning Reference: LA08/2022/1435/F.**

The property received full planning permission on 11th December 2023 for the demolition of the existing building and redevelopment of the site to deliver 10 no. apartments, provision of communal garden area, landscaping, car parking, bin stores and all associated site works.

Conditional approval received for an Article 154 requisition for a storm sewer to serve the proposed development.

\*Drawings in relation to the development can be obtained from the selling agents. Further details in respect of the Article 154 requisition is available upon request.

## Price

Offers are invited in the region of £250,000.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the joint selling agents:

**Frazer Kidd**

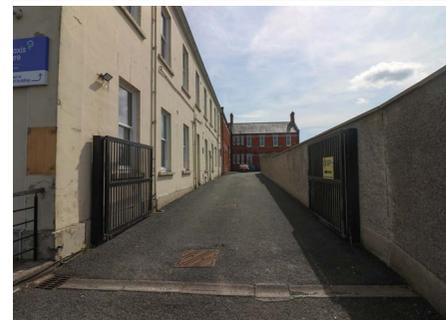
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**Simon Brien**

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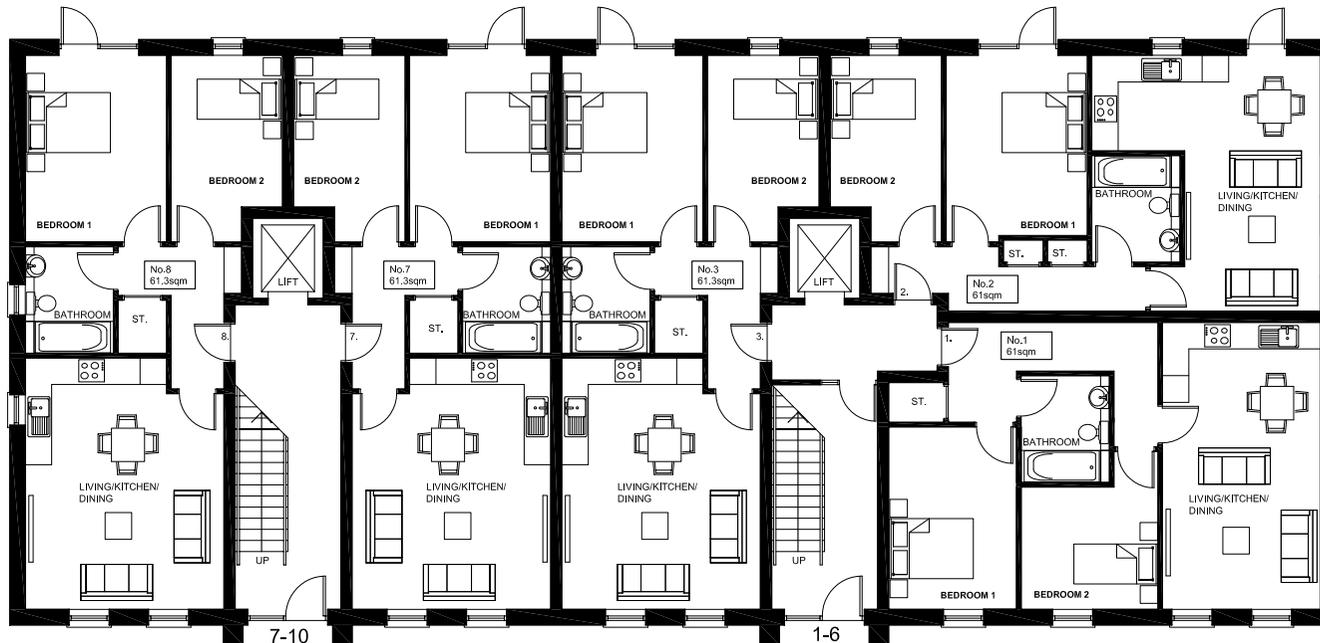
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SW FACING ELEVATION

EXTERNAL FINISHES -

SLATE ROOFING.  
 PRECAST CONCRETE COPINGS TO GABLE END PARAPETS.  
 PAINTED TIMBER FASCIA'S, SOFFITS & BARGES.  
 PPC ALUMINIUM RAINWATER GOODS.  
 RED FACING BRICK WITH SOLDIER COURSE HEADS &  
 PROJECTING STRING COURSES.  
 SMOOTH RENDER WHERE INDICATED PAINTED.  
 PRECAST CONCRETE CILL'S.  
 PAINTED TIMBER WINDOW FRAMES & DOORS / FRAMES.  
 VERTICALLY BOARDED TIMBER FENCING.



PROPOSED GROUND FLOOR PLAN

A 08/06/23 finishes amended to address HED comments

PROPOSED APARTMENTS  
 LANDS TO REAR OF  
 MOUNT ZION HOUSE  
 EDWARD STREET  
 LURGAN BT66 6DB

PROPOSED GROUND FLOOR PLAN  
 & GABLE ELEVATION

M C LOGAN ARCHITECTS  
 49 BELMONT ROAD  
 BELFAST BT4 2AA  
 TEL: 028 90 226600

DRG. No. 1202 / A / SD / 04A

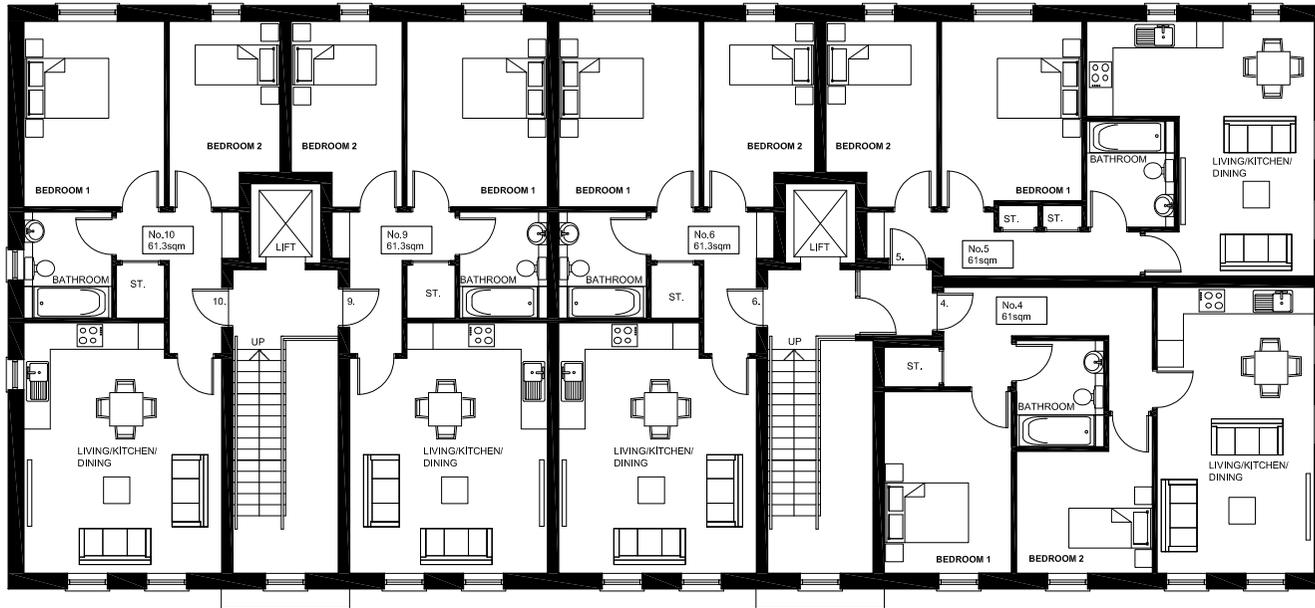
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NE FACING GABLE ELEVATION

EXTERNAL FINISHES -

- SLATE ROOFING.
- PRECAST CONCRETE COPINGS TO GABLE END PARAPETS.
- PAINTED TIMBER FASCIAS, SOFFITS & BARGES.
- PFC ALUMINIUM RAINWATER GOODS.
- RED FACING BRICK WITH SOLDIER COURSE HEADS & PROJECTING STRING COURSES.
- SMOOTH RENDER WHERE INDICATED PAINTED.
- PRECAST CONCRETE GILLS.
- PAINTED TIMBER WINDOW FRAMES & DOORS / FRAMES.
- VERTICALLY BOARDED TIMBER FENCING.



PROPOSED FIRST FLOOR PLAN

A 08/06/23 finishes amended to address HED comments

**PROPOSED APARTMENTS  
LANDS TO REAR OF  
MOUNT ZION HOUSE  
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**PROPOSED FIRST FLOOR PLAN  
& GABLE ELEVATION**

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TEL: 028 90 226600

**DRG. No. 1202 / A / SD / 05A**

## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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May 2025

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