

FOR SALE

Land at Carbet Road, Craigavon, BT63 5RJ

ZONED INDUSTRIAL LAND OF C. 0.8 ACRES IN CRAIGAVON

Lisney

COMMERCIAL REAL ESTATE

M12

CARBET ROAD

CHARLESTON ROAD
INDUSTRIAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Square plot of land of circa 0.8 acres

Zoned for Industrial Use

Adjacent to Charlestown Road
Industrial Estate

LOCATION

The subject land is located in Craigavon, approximately 28 miles south-west of Belfast City Centre, 4 miles from Lurgan and Portadown.

The land is just 1.5 miles from the Carn Road access to the M12, providing easy access to the M1 and therefore the East and West of Northern Ireland.

The subject land is neighbored as below;

| | |
|-------|---|
| North | Agricultural land |
| East | Agricultural land and detached dwellings |
| South | Charlestown Industrial Estate, with a new industrial unit currently under construction behind the subject land. |
| West | Zoned, undeveloped industrial land and Ballynacor housing development. |

DESCRIPTION

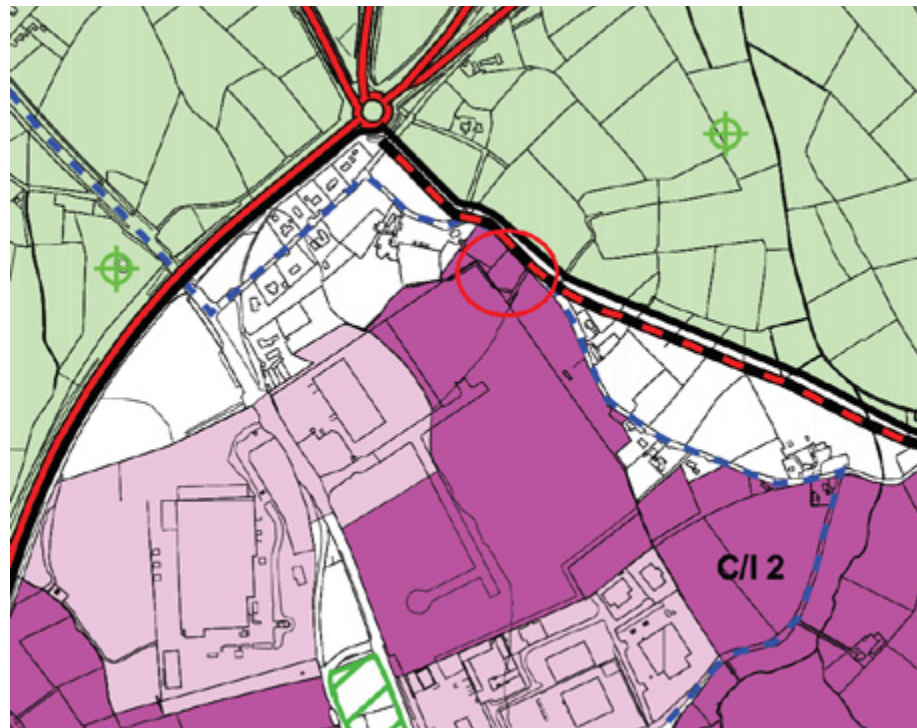
The subject land extends to circa 0.8 acres and is relatively square in shape. The field appears to have been used for agricultural purposes for the grazing of animals. There are two vehicular accesses to the land from the Carbet Road.

The land is flat, square in shape and is bounded by trees and hedging.

PLANNING

After reviewing Planning NI, we note that there are no live or expired planning applications or permissions on the land.

Following a review of the Craigavon Area Plan 2010, we understand that the land falls within the Craigavon Urban Plan and is zoned for Industry, as per the plan below.



Craigavon Area Plan 2010
Adopted Plan
Map No. 5 - Craigavon Urban Area

- Land Zoned for Industry
- Major Works Planning Schedule
- Development Limit
- Plan Area Boundary
- National Cycle Network





LOCATION



ACCOMMODATION

The land extends to approximately 0.8 acres (0.32 ha).

TITLE

Freehold.

PRICE

£60,000 exclusive.

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 24519

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Viewing strictly by appointment with the sole selling agent Lisney

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