



## Building Site, Between 156 - 172 Gilford Road, Lurgan, £150,000

- Excellent Development Opportunity
- Development Site Extending Approximately 0.475 Acres
- Sought after Location
- Planning Approval has Expired

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Between 156 - 172 Gilford Road, Lurgan

Hannath Estate Agents are delighted to welcome this unique land opportunity. Located just a short distance from Lurgan town centre, this exceptional site offers the perfect blend of convenience and privacy. Lapsed Planning permission for townhouses. It benefits from close proximity to all local amenities while still enjoying a high degree of seclusion, surrounded by mature greenery & countryside views. The peaceful, noise-free setting makes it an ideal location for a private residence or a unique development opportunity.





