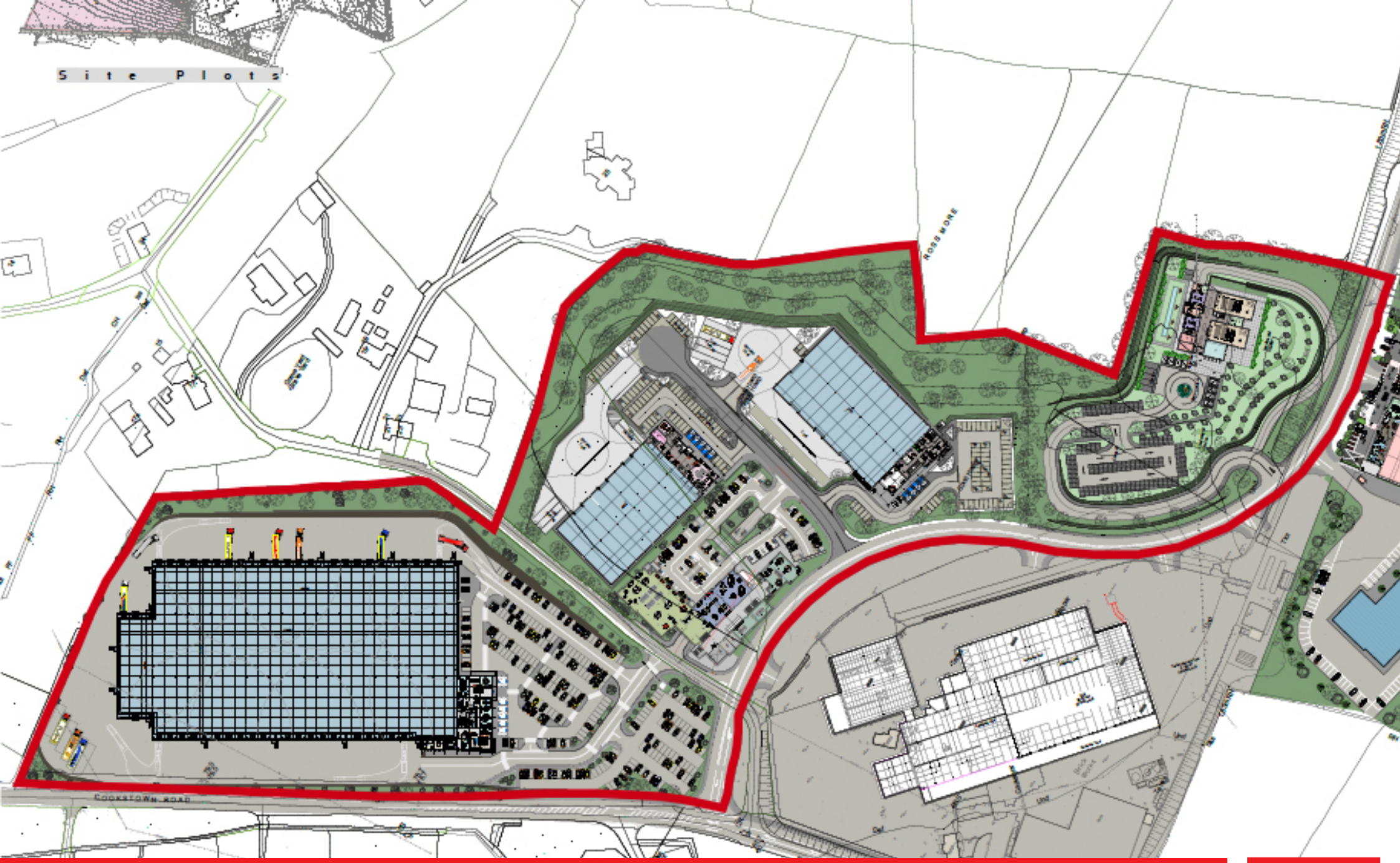



# FOR SALE

LANDS AT THE BRICKWORKS BUSINESS PARK, COOKSTOWN ROAD, DUNGANNON, BT71 4BB

II COOKSTOWN ROAD, DUNGANNON, BT71 4BB

Lisney

## Features

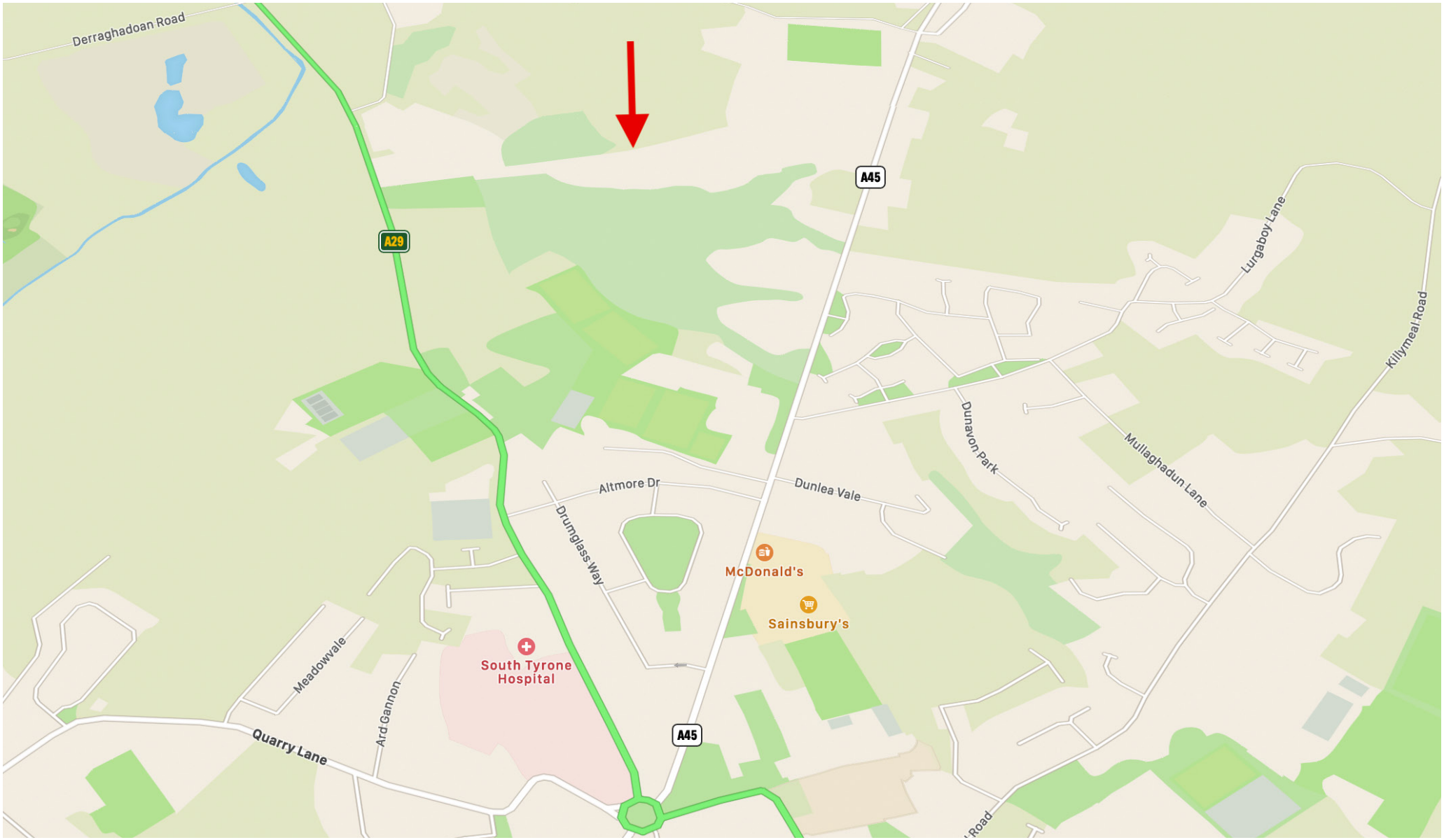
- A rare opportunity to purchase a large zoned industrial land holding.
- Total site area of c. 24.5 acres (9.9 HA).
- Freehold disposal.
- Excellent location fronting the main A29 Dungannon to Cookstown Road.

## Location

The subject property is located approximately 1.3 miles (2km) North of Dungannon Town Centre.

The property is strategically located off the A29 Cookstown Road, in a semi-rural location fronting the soon to be developed Brickworks Business Park.

The property is also located in close proximity to the M1 motorway, and benefits from good transport links to the Mid-Ulster area.


Derraghadoan Road
A29
A45
Lurgaboy Lane
Killymeal Road
Dunavon Park
Mullaghadun Lane
Altmore Dr
Dunlea Vale
Drumglass Way
McDonald's
Sainsbury's
South Tyrone Hospital
Meadowvale
Ard Gannon
Quarry Lane
A45

## Description

The subject comprises a substantial land holding of approximately 24.5 acres of prime zoned industrial land.

The lands are bordered to the west by the Cookstown Road, reaching the Coalisland Road to the East.

Based on indicative drawings prepared this potential development opportunity could, once complete, comprise five buildings with various uses including warehouses, offices and a crematorium.

## Accommodation

Site area of c. 24.5 acres (9.9 HA). Indicative drawings show the following potential buildings, subject to all necessary consents.

**Site 1 - Warehouse Unit**

- Gross Building Area 16,995 sqm – 182,939 sq ft
- Site area 10.85 acres / 4.39 hectares

**Site 2 - Office**

- Gross Building Area 10,350 sqm – 111,410.11 sq ft
- Site area 1.61 acres / 0.65 hectares

**Site 3 - Warehouse Unit**

- Gross Building Area 4,481.3 sqm – 48,238 sq ft
- Site area 4.50 acres / 1.82 hectares

**Site 4 - Warehouse Unit**

- Gross Building Area 3,753.3 sqm – 40,402 sq ft
- Site area 2.99 acres / 1.21 hectares

**Site 5 - Crematorium**

- Gross Building Area 1,769 sqm – 19,042 sq ft
- Site area 4.47 acres / 1.81 hectares

## Planning History

The below planning application applies to the subject land.

| Reference | Proposal | Decision |
|---|---|---|
| LA09/2020/0092/PAN | Mixed use commercial development to include industrial units and warehousing and ancillary infrastructure | Proposal of Application<br><br>- Notice Acceptable |

## Asking Price

Price on application.

## Title

We understand that the property is held by way of Long Leasehold title.

## Stamp Duty

This will be the responsibility of the purchaser.

## VAT

We understand that VAT is applicable on the sale.

## Contact

Strictly by appointment with the sole Selling agent. For further information please contact:

**Andrew Gawley**

**028 9050 1552 / 079 17007 522**

**agawley@lisney.com**

**www.lisney.com**

## 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 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.

Lisney

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending 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 correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.