

- 
- FULL PLANNING FOR 35 UNITS
  - FULL NI WATER APPROVAL
  - ADDITIONAL DEVELOPMENT LAND AVAILABLE
  - BUILDING CONTROL SUBMITTED IN JUNE 2022

**For Sale**

Residential Development Opportunity 10.7 acres  
**Mahon Road, Portadown**

**tdk** commercial  
property  
consultants  
**028 9024 7111**  
[www.tdkproperty.com](http://www.tdkproperty.com)

## SUMMARY

- Planning Application Site – 4.55 acres, housing development opportunity comprising of 35 dwellings.
- Mahon House & Opportunity Site – 2.56 acres, listed building and garden with development potential.
- Opportunity Site – 3.45 acres, future development land.

## LOCATION

Portadown is a strong provincial town located c 30 miles from Belfast and lies generally within the Craigavon conurbation.

The town is well served in terms of infrastructure with established motorway and rail links. The subject site is located fronting a main arterial road, c 1 mile to the south west of the town centre. The immediate locality is a popular residential area with a number of successful recent residential schemes adjacent.

## DESCRIPTION

The subject comprises of a level site measuring to 10.7 acres. Full Planning Permission for the erection of a residential development was obtained, comprising of 30 Semi-detached properties and 5 detached properties. The planning also allows for the inclusion of public open space and a new access point.

Planning Reference: LA08/2021/0790/RM – Planning Permission granted 12th April 2022.

## ASKING PRICE

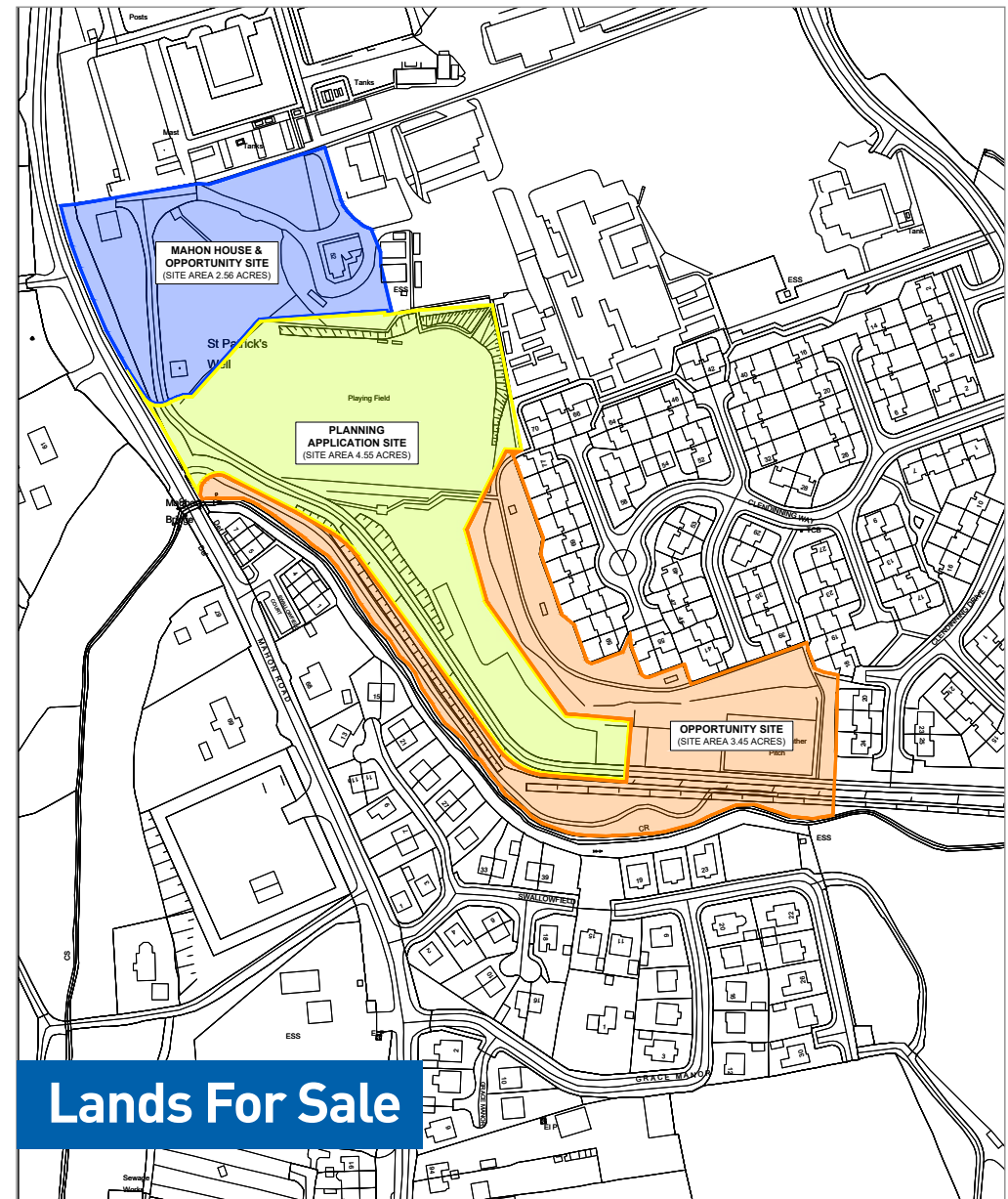
Offers Over £1,250,000.

## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## EPC

An EPC cert can be provided upon request.



# SITE 1



**KEY SCHEDULE**

- Site Boundary Line = 1.9 ha
- Total 35. No Dwellings
- 5 No. detached & 30 No. Semi detached
- Tree to be Removed
- Existing Tree to be retained

**NOTE**

PLEASE REFER TO ROAD CONSULTANTS SITE LAYOUT PLAN FOR VISIBILITY SPLAYS AND LEVELS

PLEASE REFER TO LANDSCAPE PLAN AND BOUNDARY DETAIL DRAWINGS FOR LANDSCAPE & BOUNDARY TREATMENTS

**like** Architects & Project Management  
 3 Linnell Street West  
 Belfast BT2 8JY  
 Tel: +44 (0)28 9027 8000  
 Fax: +44 (0)28 9027 8010  
 www.likearchitects.co.uk

Project title: Proposed Residential Development at Mahon Land, Portadown  
 Drawing title: Proposed Site Plan  
 Drawn by: B.L. approved: M.M. date: 10.12.18 scale: 1:500 @ A1  
 Staff source: stage: Preliminary revision no.:  
 1545-02 100-03 C

# SITE 1



HOUSE TYPE E1  
PROPOSED FRONT ELEVATION  
(OPTIONAL SUNROOM)



HOUSE TYPE E1  
PROPOSED SIDE ELEVATION  
(OPTIONAL SUNROOM)




HOUSE TYPE E1  
PROPOSED REAR ELEVATION  
(OPTIONAL SUNROOM)



HOUSE TYPE E1  
PROPOSED SIDE ELEVATION  
(OPTIONAL SUNROOM)



Finishes Schedule	
Roof	Northstone Roof Tiles or Slates
Walls	White Render
	Blue Engineering Brick
Windows	Black UPVC windows
Cills	Smooth Pre-cast concrete window cills
Doors	UPVC Door
Patio Door	UPVC Door
Rainwater goods	Black UPVC gutters and downpipes
	 Obscure Glazing

<b>like</b>	<b>Architects &amp; Project Management</b>		
	3 Linenhall Street West Belfast BT2 8DY Tel +44(0)28 9027 8000 Fax +44(0)28 9027 8010 <a href="http://www.likearchitects.co.uk">www.likearchitects.co.uk</a>		
Project title: Proposed Residential Development at Mahon Rd Portadown			
Drawing title: Proposed Elevations - House Type E1 [Optional Sunroom]			
drawn by:	approved:	date:	scale:
B.J.L.	MM	15.03.21	1:100 @ A3
cad source:	stage:		Planning
job no.	dwg no.	revision no.	
1545-02	300-13	A	

**SITE 2**



**CONSARC CONSERVATION**  
THE GAS OFFICE | 4 CROMAC QUAY | ORMEAU ROAD | BELFAST | BT7 2JD  
 consarc-design.co.uk | TEL: +44 (0)28 9082 8400 | mail@consarc-design.co.uk

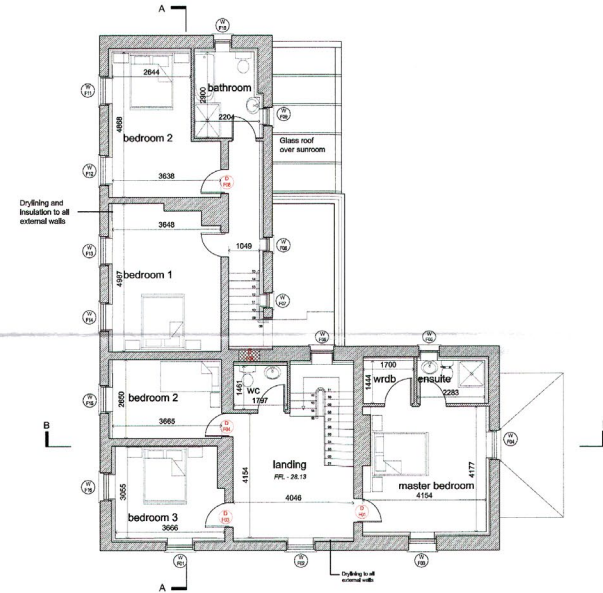
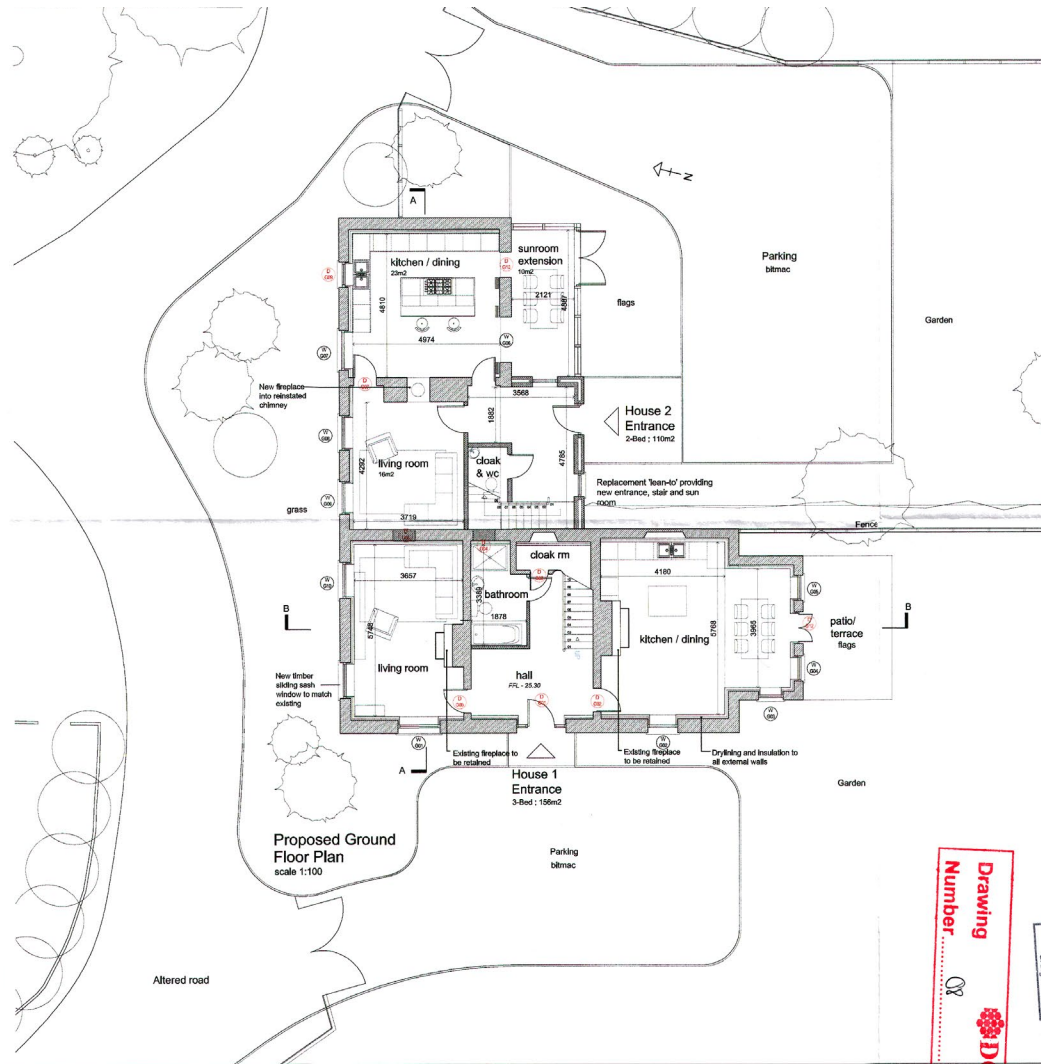
Drawing  
 Number 01

**Mahon House, Portadown, 23rd April 2014**

DRAWING No. 01 | Site Location

1:1000 (@A3)

# SITE 2



**Drawing Number** 08 **DOE**

Area Planning Office  
 RECEIVED  
 28 APR 2014  
 FILE NO: 10/014/0008/F

**CONSARC CONSERVATION**  
THE GARDEN OFFICE | 4 CROMMOY QUAY | ORMEAU ROAD | BELFAST BT7 3JG  
 0300 200 0000 | TEL: 0300 200 0000 | www.consarc.com

Mahon House, Portadown, 23rd April 2014

DRAWING No. 07 | PROPOSED FLOOR PLANS | 1:100 (@A2)  
 1:200 (@A3)

## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



### Stephen Deyermund

Direct Line: 028 9089 4065

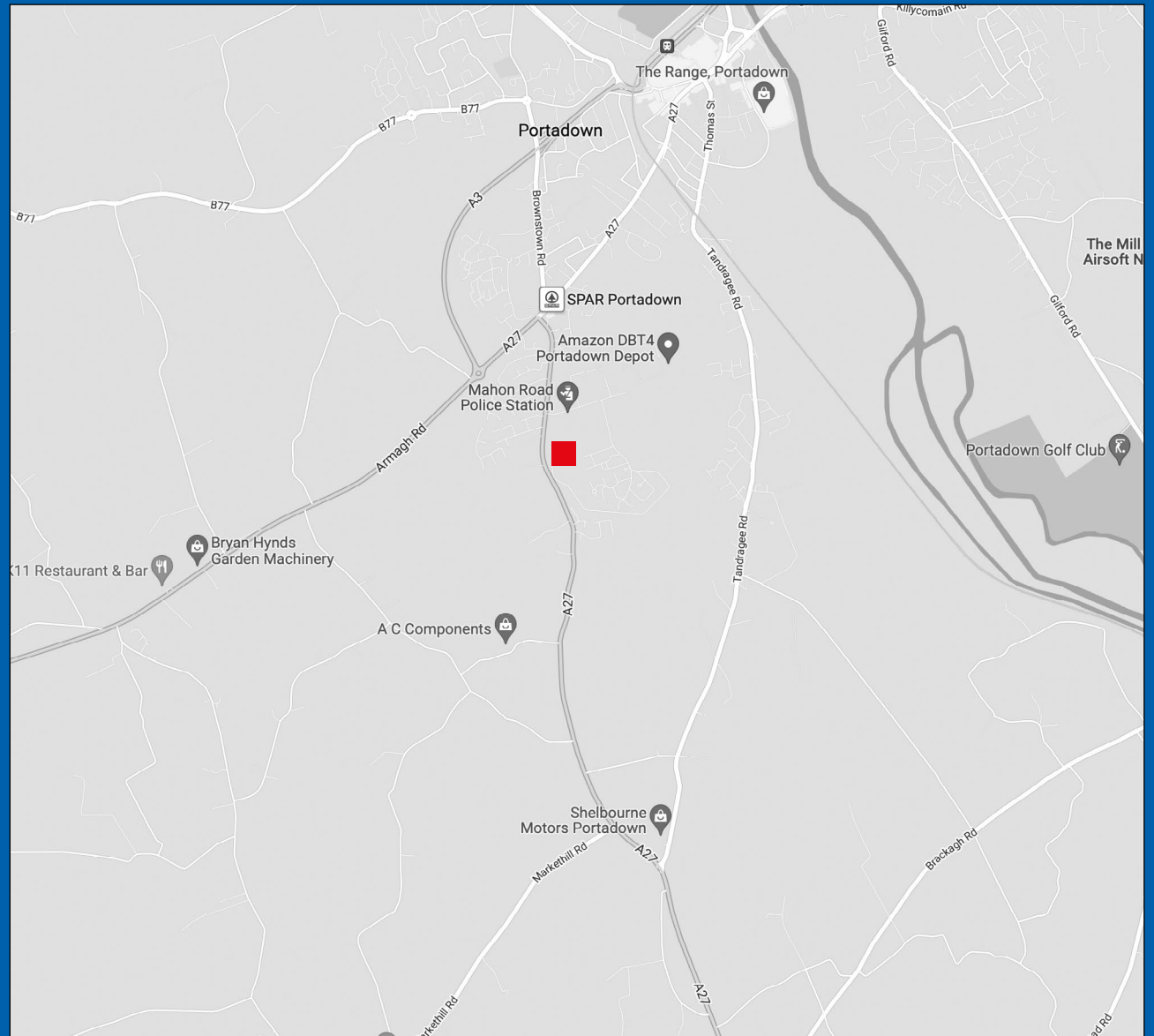
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