

# Lands at Carn Road, Portadown, BT63 5PP

For Sale

Prime development opportunity lands (subject to planning) extending to approximately 11.5 acres (4.65 hectares)



Lambert  
Smith  
Hampton



## Summary

- Rare opportunity to acquire a substantial development land holding in Carn, Portadown.
- A total of approximately 11.5 acres of zoned white land.
- Excellent location in Carn, a highly sought after industrial location.
- Close proximity to the M1 Motorway network, providing ease of access to both the east and west of the province.
- Available as one entire lot of 11.5 acres or by separate lots.

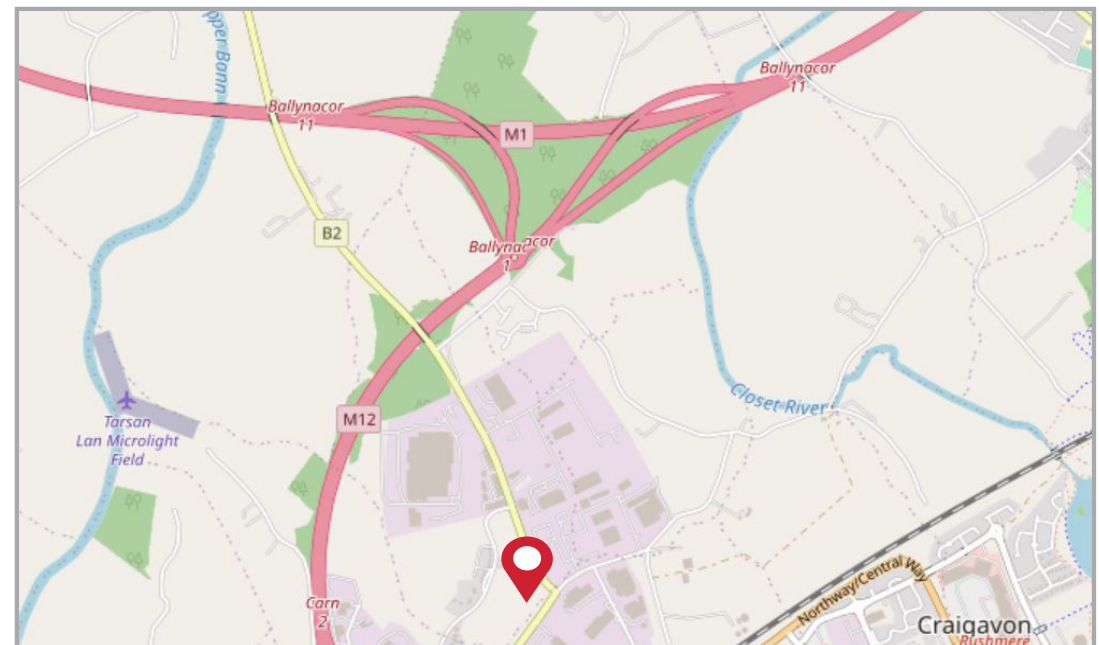
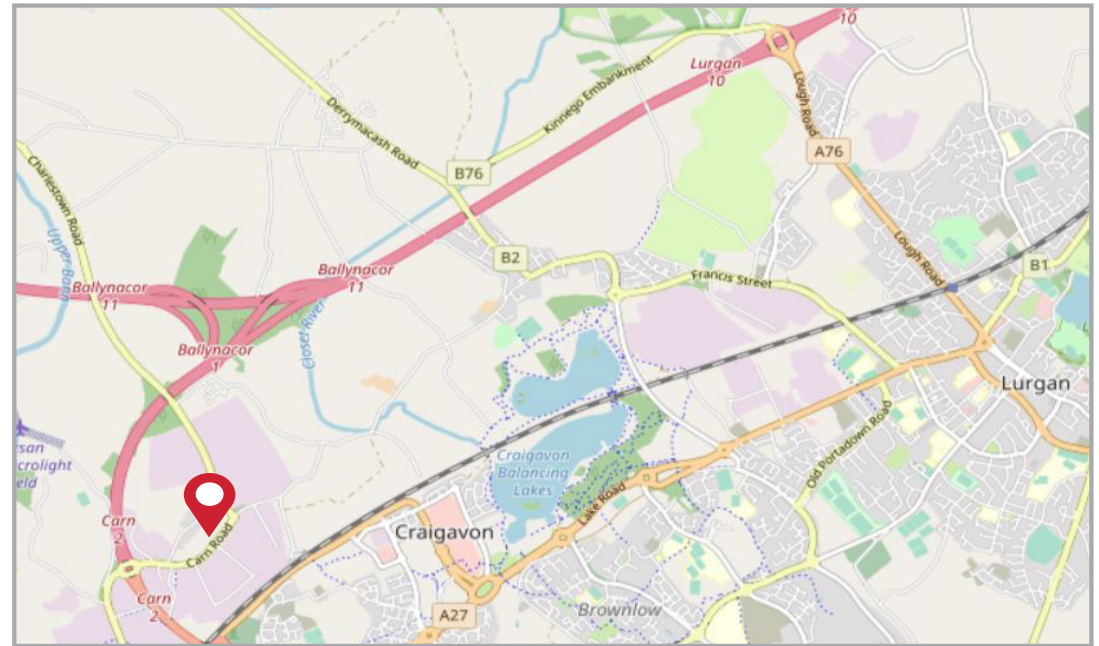
Lot	Size	Asking Price
Lot 1	8.95 Acres	£1,450,000
Lot 2	2.5 acres	£400,000
Lot 3 (Entirety)	11.5 acres	£1,850,000

## Location

- Situated on the Carn Road and Charlestown New Road in Portadown and within close proximity to the Carn Road / Seagoe Road / M12 roundabout.
- Strategic location due to its close proximity to the M1 Motorway at Junction 11.
- Ease of access to the east and west of the province.
- Carn is a highly sought after industrial location.
  - 27 miles from Belfast International Airport
  - 32 miles from Belfast City Airport
  - 84 miles from Dublin Airport
  - 32 miles from Belfast Port
  - 50 miles from Larne Port
  - 89 miles from Dublin Port

## Description

- Zoned White Land extending to approximately 11.5 acres with extensive frontage onto the main Carn Road.
- Surrounding occupiers include Hyster Yale Group, Charles Hurst, Agnew / Portadown Audi, Prentice BMW, Simply Fruit Ireland, Wilsons Country & Irwins.





Lot 1 - Approx. 8.9 Acres





Lot 2 - Approx 2.5 Acres





Lot 3 - Approx. 11.5 Acres (The Entirety)





## Site Area

The land is available in its entirety (11.5 acres) or as two separate lots:

- Lot 1: 8.95 acres
- Lot 2: 2.5 acres
- Total: 11.5 acres

## Planning

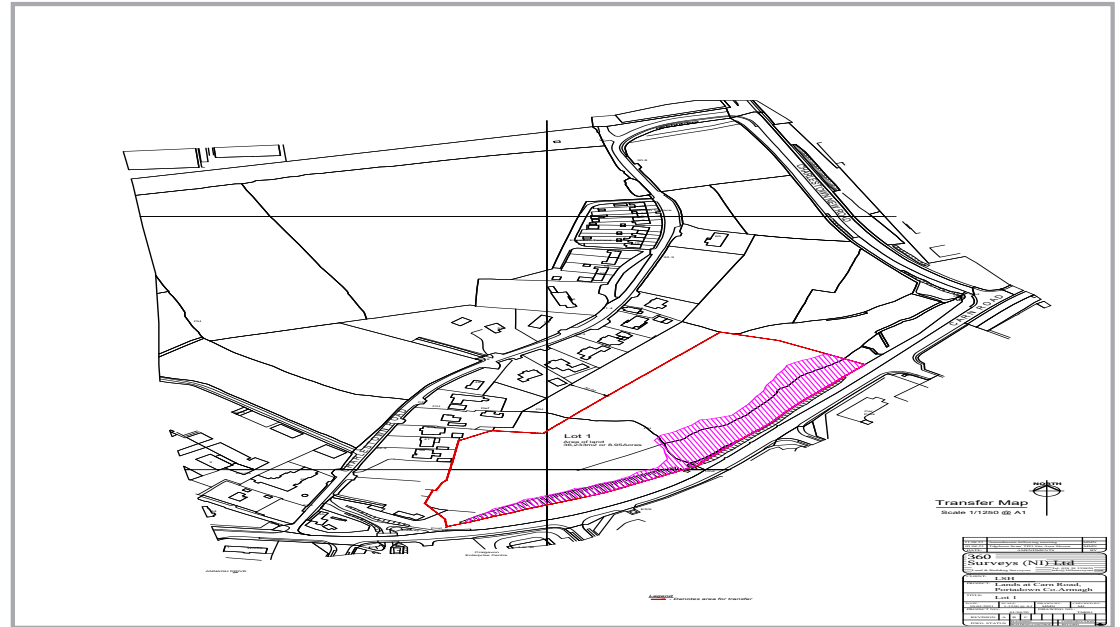
- As per the Craigavon Area Plan 2010, the lands are situated within the development limit of Portadown.
- Zoned as White Land and within Carn Local Landscape Policy Area – Designation C/LLPA/1.
- There is no current planning permission on the lands.

## Tree Preservation Order (TPO)

- We are advised the trees along the southern and eastern portion of Lot 1, fronting onto Carn Road, are subject to a Tree Preservation Order. TPO Reference: TPO/2021/0001 (N. TP. 33). See attached TPO map overleaf.

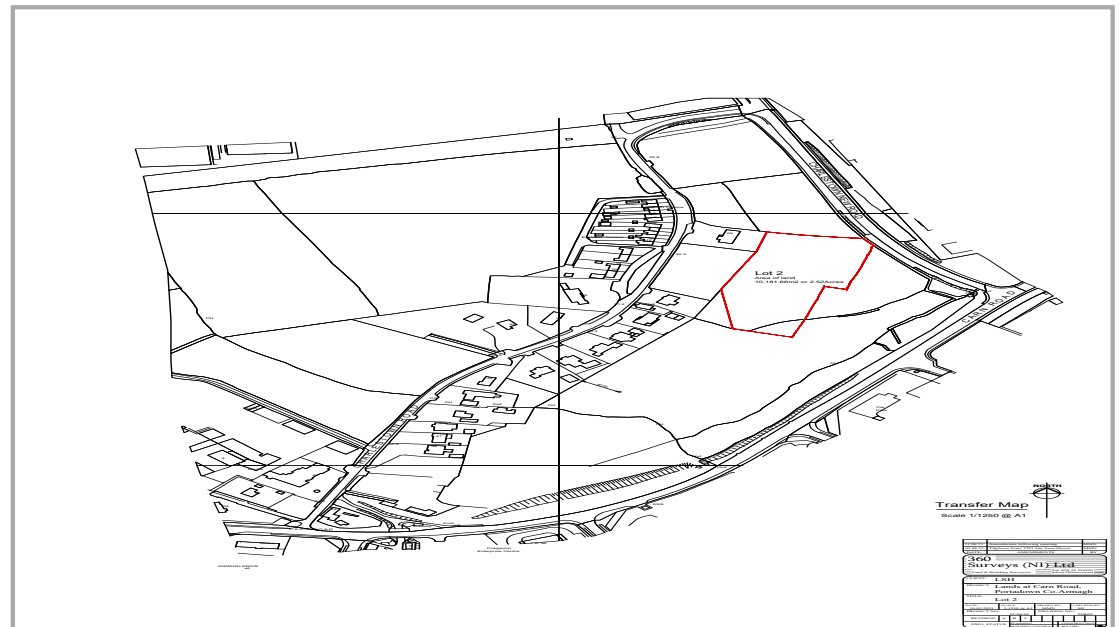
## Lot 1 & 2 - Title Maps

Lot 1



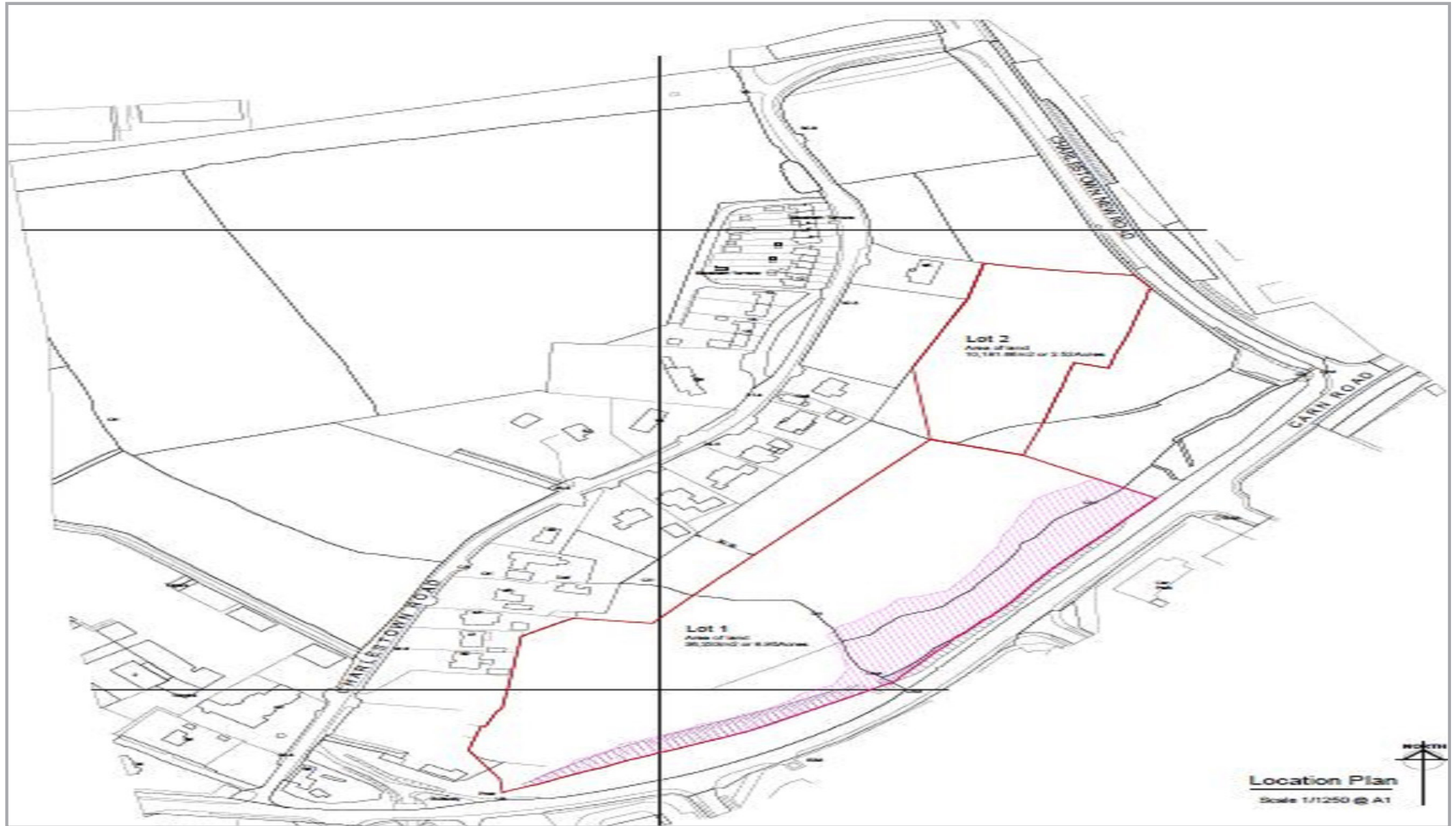
For Indicative Purposes Only

Lot 2

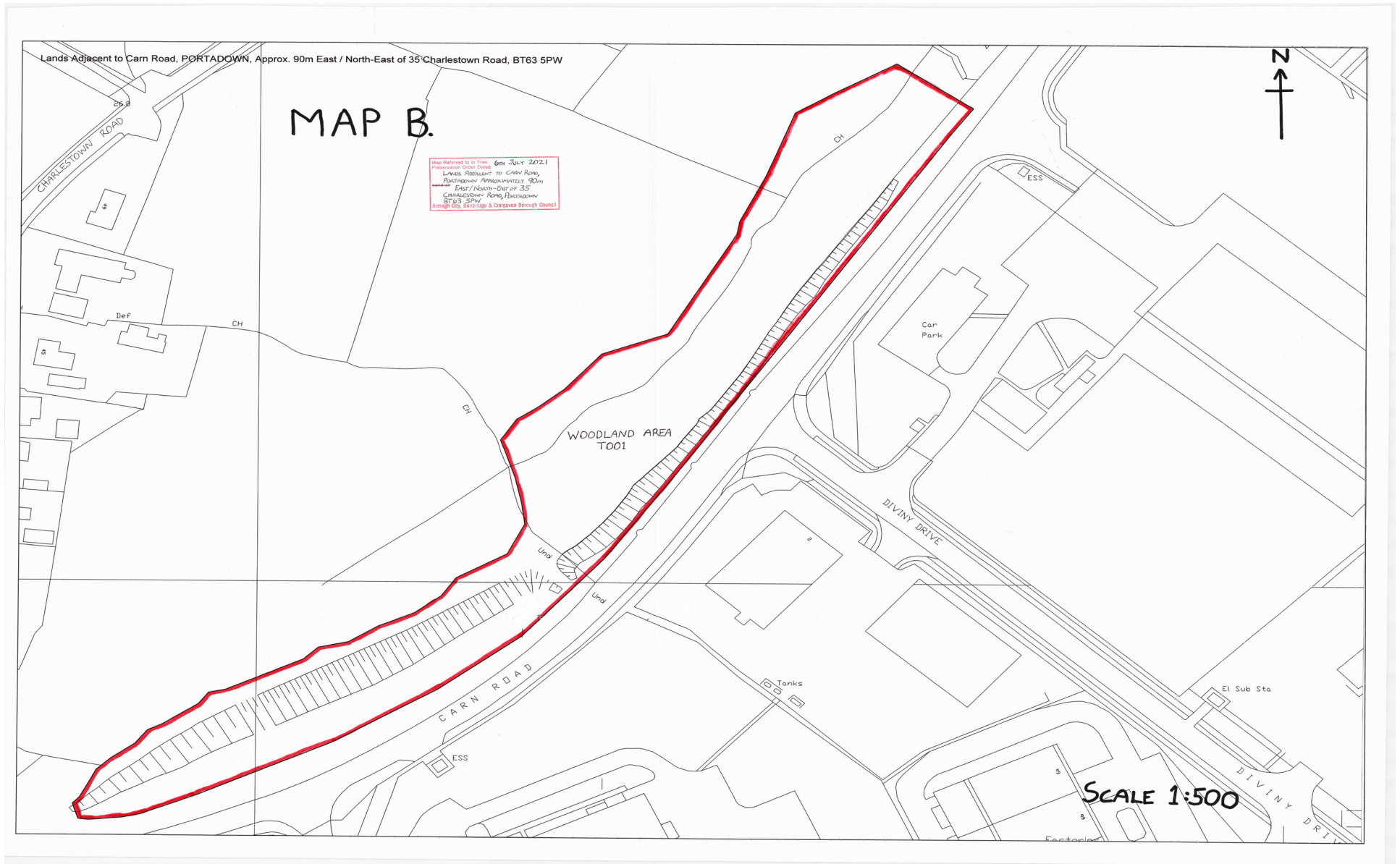


For Indicative Purposes Only

## Lot 1 & 2 (Entirety) - Title Map



# Tree Preservation Order (TPO)







Surrounding Industrial Occupiers on Carn Road

## Price

Unconditional offers only are invited, as below:-

Lot	Size	Asking Price
Lot 1	8.95 Acres	<b>£1,450,000</b>
Lot 2	2.5 acres	<b>£400,000</b>
Lot 3 (Entirety)	11.5 acres	<b>£1,850,000</b>

## Title

Assumed Freehold / Long Leasehold.

## Stamp Duty

This will be the responsibility of the purchaser.

## Value Added Tax

All prices, outgoings etc. are exclusive of but may be subject to VAT.

**Lambert  
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