



FOR ILLUSTRATION PURPOSES ONLY

For Sale

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY (Subject to Planning)

13.23 acres (5.36 ha) Former Pinebank Community Centre, Tullygally Road, Craigavon

AVISON
YOUNG



Armagh City
Banbridge
& Craigavon
Borough Council

Location

Craigavon is located approximately 29 miles southwest of Belfast, on the edge of Lough Neagh and 24 miles north of Newry. It is centrally located within the Armagh City, Banbridge and Craigavon Borough Council Areas and is one of the largest urban areas outside Greater Belfast.

Communication links are excellent with Junction 10 of the M1 motorway situated 3.5 miles distance and providing access to Belfast and to the west and northwest of the province towards Dungannon and Londonderry respectively. Portadown Train Station is within approximately 4 miles and is on the Belfast to Dublin route and has a journey time of approximately 1 hour 30 minutes to Dublin whilst Belfast is 35 minutes.

Craigavon benefits from a plentiful array of rental and leisure amenities nearby including Rushmere Shopping Centre, South Lakes Leisure Centre and Brownlow Community Hub. There are nearby education establishments at Lismore College, Brownlow Integrated College and St. Anthony's Primary School.

Description

The subject site comprises the former Pinebank Community Centre and is located with direct access from Tullygally Road, close to its junction with Lake Road (A3) and directly opposite the Rowan Park/Manor housing development.

The site is irregularly shaped and cleared of all buildings and extends to approximately 13.23 acres (5.36 ha) being a brown-field site with a lapsed Outline Planning Approval for a housing development. The site slopes up from the Tullygally Road towards its rear boundary, an adopted pedestrian and cycle path.

The site benefits from extensive tree cover and Tree Preservation Orders are in place within the site. However, it is felt that these mature trees will create a unique environment that will help to provide a mature landscape to any proposed new housing development.

The site is served with an access off Tullygally Road which incorporates a Right Hand Turning Lane (RHTL) and visibility splays are offset to the Rowan Park junction, opposite. Interested parties should make their own enquiries in relation to the suitability of the existing access for future housing development.

Visit us online

avisonyoung.co.uk/ni

Third Floor, Rose Buildings, 16 Howard Street , Belfast BT1 6PA

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Planning

The site had an Outline Planning Approval granted on 23rd October 2013 for a housing development which lapsed (Ref: N/2013/0161/0). The consent was a renewal of a previous consent granted in 2006 (N/2006/0840/0).

Pre Application Discussions (PAD) were held with Planning and the relevant Statutory Consultees in 22/23. The PAD report is included in the Data Room.

Proposed Development

An indicative layout scheme has been prepared by McCartan Muldoon Architects which envisages a mixed scheme of 91 housing units arranged as follows:-

House Type	Size Range (sq ft)	No. of Units
3-Bed Townhouses	1,075-1,328	11
3-Bed Semi	987-1,200	37
4-Bed Semi	1,527	1
3-Bed Detached	1,100-1,200	10
3-Bed Bungalow	915-1,040	7
4-Bed Detached	1,512 -1,787	25

The indicative scheme has been prepared to take into consideration the existing ecology, tree cover and drainage services that traverse the site. See the indicative scheme proposal attached to the rear of this brochure.

Data Room

A Data Room has been created for prospective purchasers to review due diligence information including, but not limited to the following:-

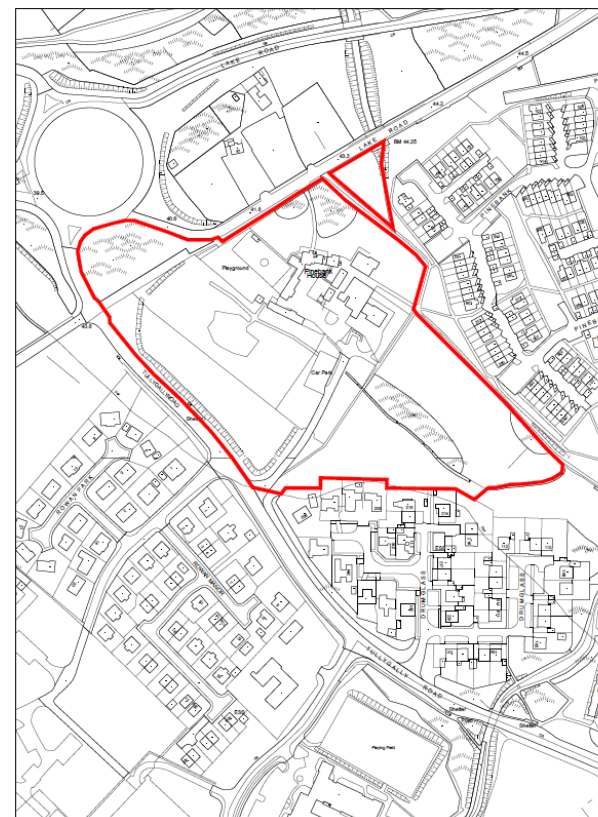
- Drainage survey
- Architects feasibility layout
- Ecology report
- Previous planning history
- PAD information
- Transport assessment
- Title maps and overview
- Topographical survey
- Tree surveys and TPO's
- Japanese Knotweed treatment report
- BAT surveys

Interested parties can be provided with access to the Data Room. Please contact Avison Young for further details.

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Title

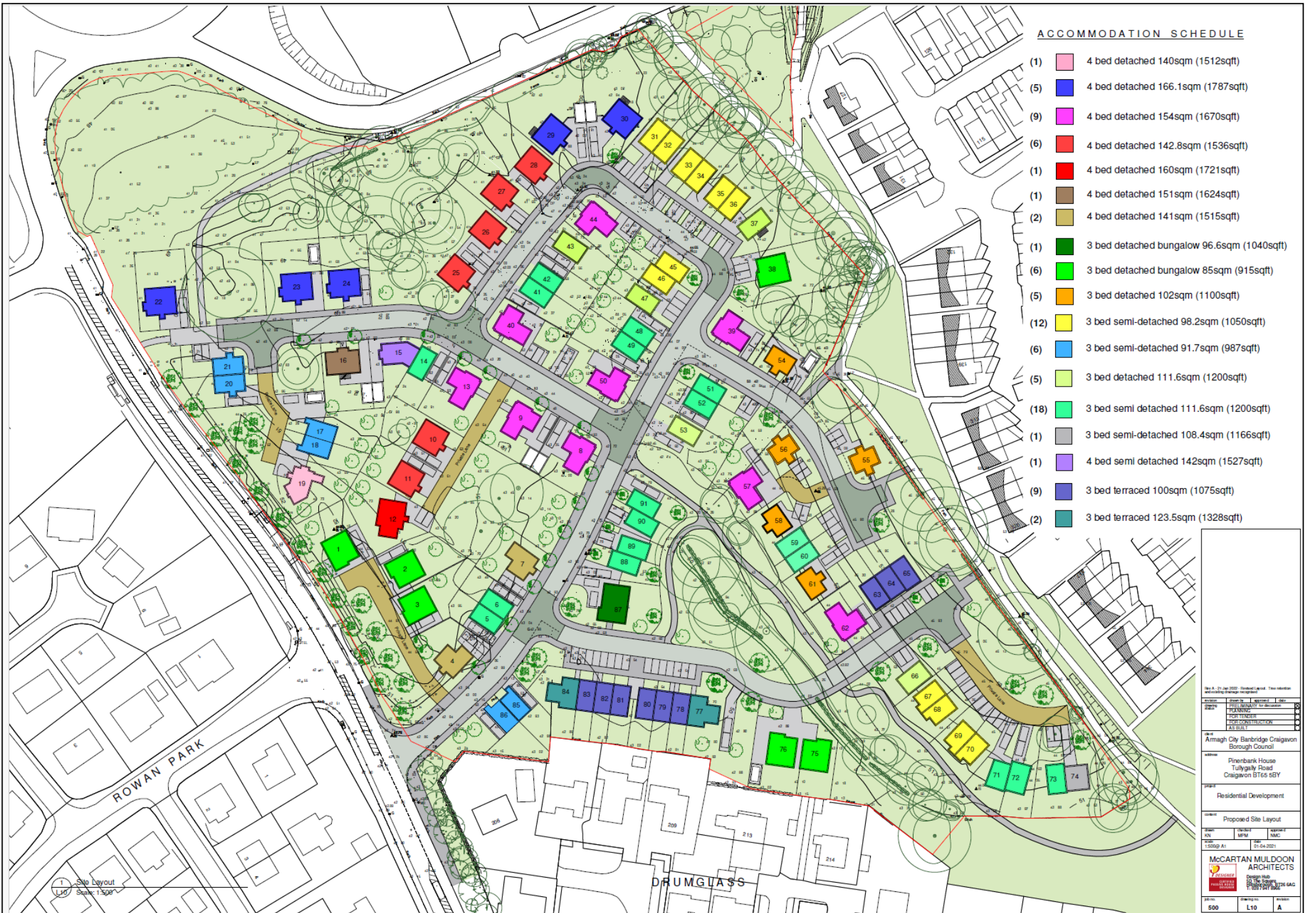
The title to the property is mixed freehold and long leasehold. Further details are available in the Data Room.

Price

We are instructed to seek unconditional offers in the region of £1.25m.

VAT

The property is VAT registered and VAT will be chargeable on the sale price of the property.



ACCOMMODATION SCHEDULE

- (1) 4 bed detached 140sqm (1512sqft)
- (5) 4 bed detached 166.1sqm (1787sqft)
- (9) 4 bed detached 154sqm (1670sqft)
- (6) 4 bed detached 142.8sqm (1536sqft)
- (1) 4 bed detached 160sqm (1721sqft)
- (1) 4 bed detached 151sqm (1624sqft)
- (2) 4 bed detached 141sqm (1515sqft)
- (1) 3 bed detached bungalow 96.6sqm (1040sqft)
- (6) 3 bed detached bungalow 85sqm (915sqft)
- (5) 3 bed detached 102sqm (1100sqft)
- (12) 3 bed semi-detached 98.2sqm (1050sqft)
- (6) 3 bed semi-detached 91.7sqm (987sqft)
- (5) 3 bed detached 111.6sqm (1200sqft)
- (18) 3 bed semi detached 111.6sqm (1200sqft)
- (1) 3 bed semi-detached 108.4sqm (1166sqft)
- (1) 4 bed semi detached 142sqm (1527sqft)
- (9) 3 bed terraced 100sqm (1075sqft)
- (2) 3 bed terraced 123.5sqm (1328sqft)

Site A - 21 Jun 2021 - Revised Layout - Tree retention
 (Architect's name)
 500

Author	Drawn By	Checked	Issue
500	500	500	500
500	500	500	500
500	500	500	500

Client: Armagh City Banbridge Craigavon Borough Council
 Address: Pinnerbank House, Tullygally Road, Craigavon BT65 5BY
 Project: Residential Development
 Description: Proposed Site Layout
 Date: 21/04/2021

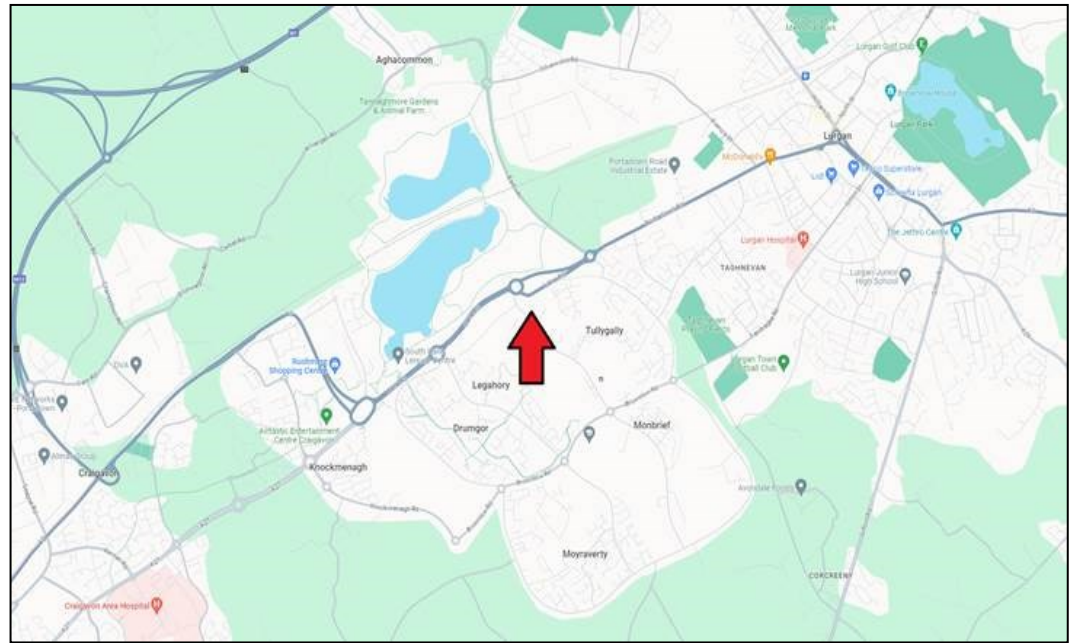
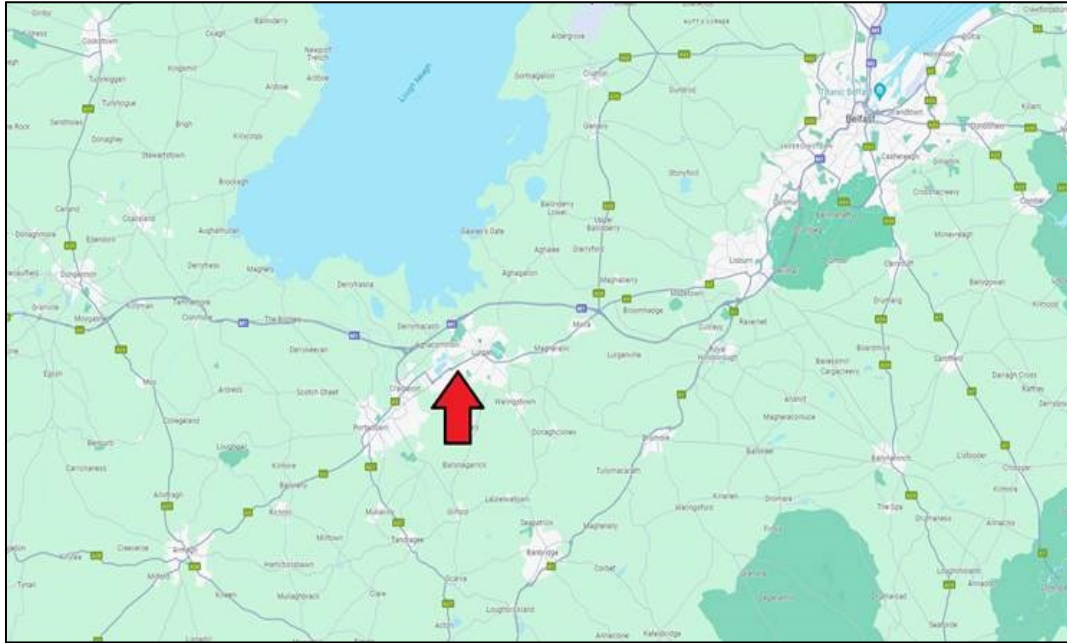
McCARTAN MULDOON ARCHITECTS
 Design Hub: 55 The Square, Belfast, BT1 5JG
 Tel: 028 2633 1111

Scale: 1:500

1 Site Layout
 Scale: 1:500

DRUMGLASS

ROWAN PARK



For Identification Purposes Only / Not To Scale



For Identification Purposes Only / Not To Scale

For viewing details and further information, please contact:

Jago Bret
Principal
+44 (0)28 9031 6123
+44 (0)7903806967
jago.bret@avisonyoung.com

Barry McNally
Associate Director
+44 (0)28 9031 6121
barry.mcnally@avisonyoung.com