

**FOR SALE**

**Lands at Festival Road, Portadown, BT63 5HE**

**LAND OF C. 0.67 ACRES WITH DEVELOPMENT POTENTIAL**

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Land of circa 0.67 acres

Potential for residential development

Located within busy residential area

Flat, partially tarmacked land

Just 1 mile from town centre

### LOCATION

The subject land is located in Portadown, which is approximately 24 miles south-west of Belfast and 10 miles north-east of Armagh.

The subject land is located on the Festival Road, less than 1 mile from the town centre.

Festival Road runs through a densely populated housing estate and is in close proximity to a number of local amenities such as Portadown College, Killycomaine Community Centre and Edenderry Primary School.



### DESCRIPTION

The subject land extends to c. 0.67 acres (0.27 Hectares) and runs adjacent to Festival Road.

The land is flat in topography, comprising a mix of tarmac and grass surfaced areas.

### PLANNING

We understand the following planning application was refused in 2018; LA08/2016/0278/F

Erection of 7 No dwellings - 3 No. detached and 4 No. semidetached and associated works including the provision of communal parking for existing residents

Decision: Refused.

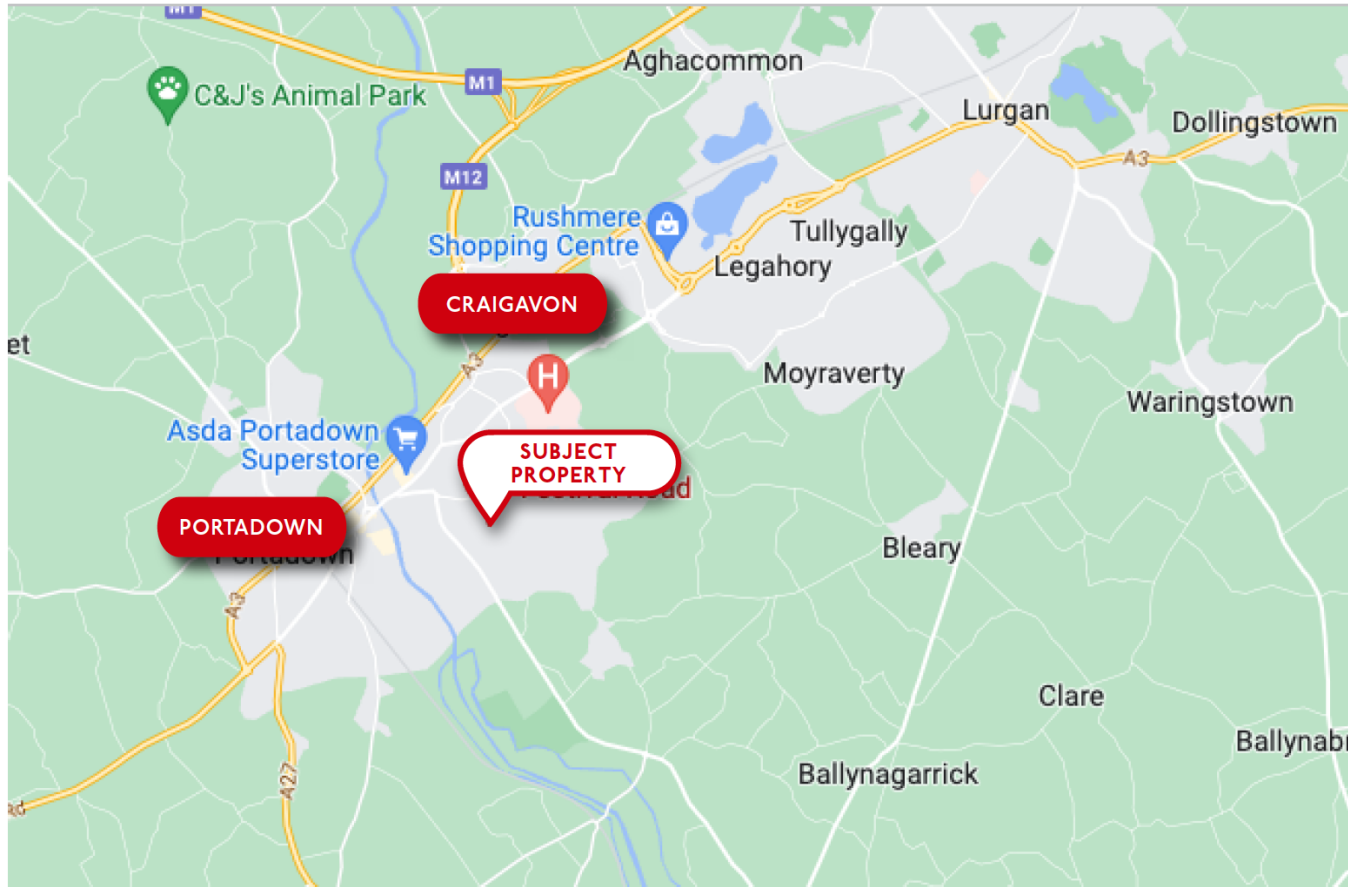


# Land at Festival Road, Portadown





## LOCATION



## ASKING PRICE

£10,000 exclusive.

## VAT

We understand VAT is not applicable in this transaction.

## 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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

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

COMMERCIAL REAL ESTATE

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Viewing Strictly by appointment with the sole selling agent Lisney.

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