



19-25 THOMAS STREET, PORTADOWN, CRAIGAVON, BT62 3NE

Fantastic opportunity to acquire a part built mixed use scheme.



**19-25 THOMAS STREET,
PORTADOWN, CRAIGAVON, BT62 3NE**

**PART BUILT DEVELOPMENT SITE LOCATED IN PROMIENT TOWN
CENTRE**

Craigavon 3.3 miles, Lurgan 5.5 miles, Armagh 10.5 miles, Banbridge 11.1 miles, Dromore 16.2 miles, Dungannon 17.2 miles, Newry 19.7 miles, Lisburn 22.2 miles, Belfast International Airport 29.5 miles, Belfast 29.6 miles, Belfast City Airport 34.2 miles, Derry/Londonderry 65.2 miles
(All Distances Approximate)

Fantastic redevelopment opportunity situated in the heart of Portadown.

Attractive lot size extending to about 0.03 acres (0.01 hectares).

The property benefits from full planning permission for the erection of sheltered housing scheme (24 no. units) with retail units at ground floor
(alterations to previous approval N/2005/0674/RM) ref. N/2008/0432/F

Asking price of £625,000 (Six Hundred and Twenty-Five Thousand Pounds Sterling).

For sale by Private Treaty.

Savills Belfast

2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+ (0) 28 9026 7820
Belfast@savills.ie





Boundary for indicative purposes only.

LOCATION

The subject site is located fronting Thomas Street, about 500 metres from the junction of High Street in the heart of the town centre of Portadown. The town belongs in the Armagh City, Banbridge and Craigavon Borough Council and is recognised as the part of 'Craigavon Urban Area', alongside of Craigavon and Lurgan. In the 2011 census the town had a population of around 22,000 people.

The town is situated ideally about 30 miles southwest from Belfast city centre and 65 miles southeast from Derry/Londonderry, the two main capitals in Northern Ireland.

Portadown is highly assessable by public transport with various routes throughout the isle of Ireland via Car, Bus or Train, with trains running to Belfast Central Station every 20 minutes with a journey time of about 45 minutes. Portadown is located just off the M1 motorway, which allows access to the wider motorway network.



BELFAST
29.6 MILES



NEWRY
19.7 MILES

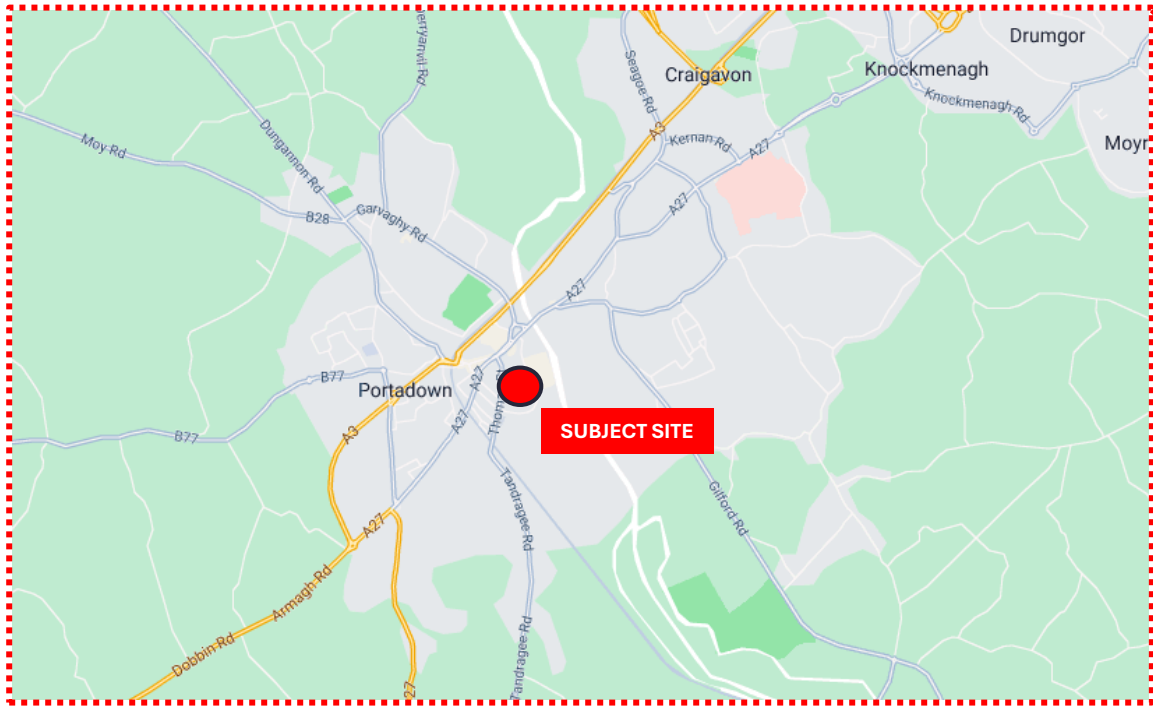


Lisburn
22.2 MILES

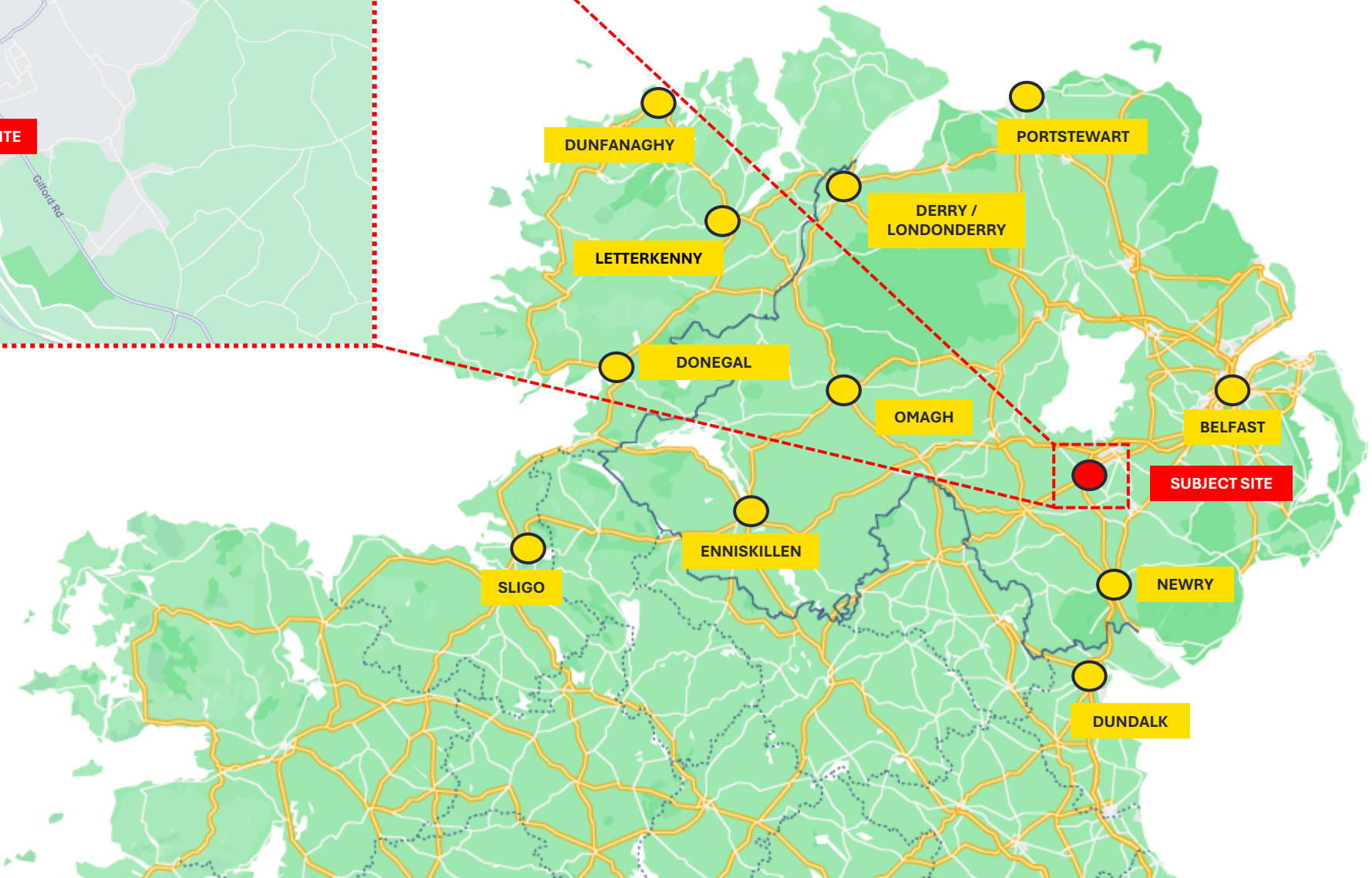


DERRY/
LONDONDERRY
65.2 MILES

HIGHLY ASSESSIBLE LOCATION
WITH EASY ACCESS THROUGHOUT THE
ISLE OF IRELAND VIA CAR, BUS OR
TRAIN



SUBJECT SITE



SUBJECT SITE

SUBJECT SITE IS
LOCATED ONLY 30
MILES FROM BELFAST
CITY CENTRE



View Along Thomas Street



Main Entrance Perspective



Rear Courtyard & Elevation



First Floor Courtyard



View Of Thomas Street



Artist impression for indicative purposes only.



Aerial Overview of Development

DESCRIPTION

The subject property offers a potential purchaser a unique opportunity to purchase a partially constructed sheltered housing scheme located in a prominent location in Portadown town centre. The property is located on an attractive lot size of about 0.03 acres (0.01 ha) and fronts onto Thomas Street, Portadown.

The surrounding area comprises of a mix of residential and commercial properties to include the Housing Executive, Thomas Methodist Church and Hamill's Pharmacy.

PLANNING

The site benefits from full planning permission under reference N/2008/0432/F. The planning permission covered the erection of sheltered accommodation housing scheme for 24 no. units with ground floor retail units.

Further details can be provided upon request.



GENERAL REMARKS

Title

We assume the property is held under freehold title.

Viewings

Viewings strictly by appointment and to be arranged with the sole agent.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Sale Price

Asking Price: £625,000 (Six Hundred & Twenty-Five Thousand Pounds Sterling).

Offers

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie), or Alex Pelan (alex.pelan@savills.ie).

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

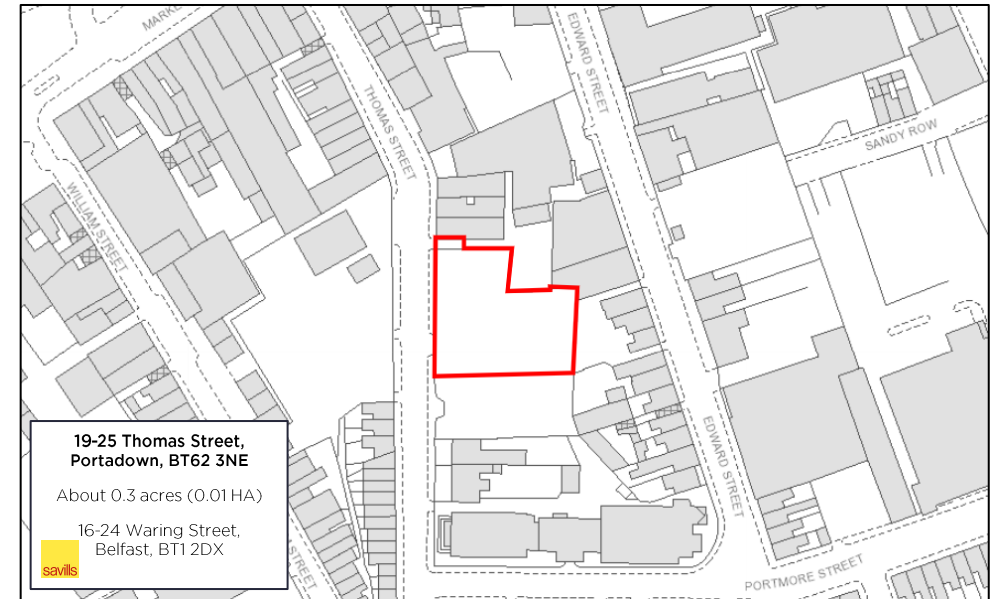
Paul Lenehan, Lenehan Legal, Titanic Suites, Adelaide Street, Belfast, Northern Ireland, BT2 8FE

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Boundary for indicative purposes only.

**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CONTACT:**

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Important Notice

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. 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/ukksi/2017/692/contents>

Brochure prepared June 2024



