



GOODYEAR SPORTS & SOCIAL CLUB
71 SILVERWOOD ROAD, LURGAN, BT66 6LN



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Craigavon (2.7 miles), Banbridge (11.0 miles), Lisburn (16.8 miles), Newry (23.5 miles), Belfast (24.3 miles),
Omagh (47.9 miles), Ballymena (51.8 miles), Derry/Londonderry (68.8 miles)

UNIQUE OPPORTUNITY TO REPURPOSE THE EXISTING ACCOMMODATION OR REDEVELOP THE WHOLE SITE

Site extends to about 1.1 acres (0.45 ha)

Significant redevelopment potential for a range of uses, subject to relevant planning permissions

Extensive accommodation extending to about 10,000 sq. ft, including about 6,250 sq. ft of potential warehouse/storage space

Located in highly desirable location

Asking price of £425,000 (Four Hundred and Twenty-Five Thousand Pounds Sterling)

For Sale by Private Treaty

Savills Belfast
Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+44 (0) 28 9026 7820
Email: Belfast@savills.ie





BOUNDARY FOR INDICATIVE PURPOSES ONLY.

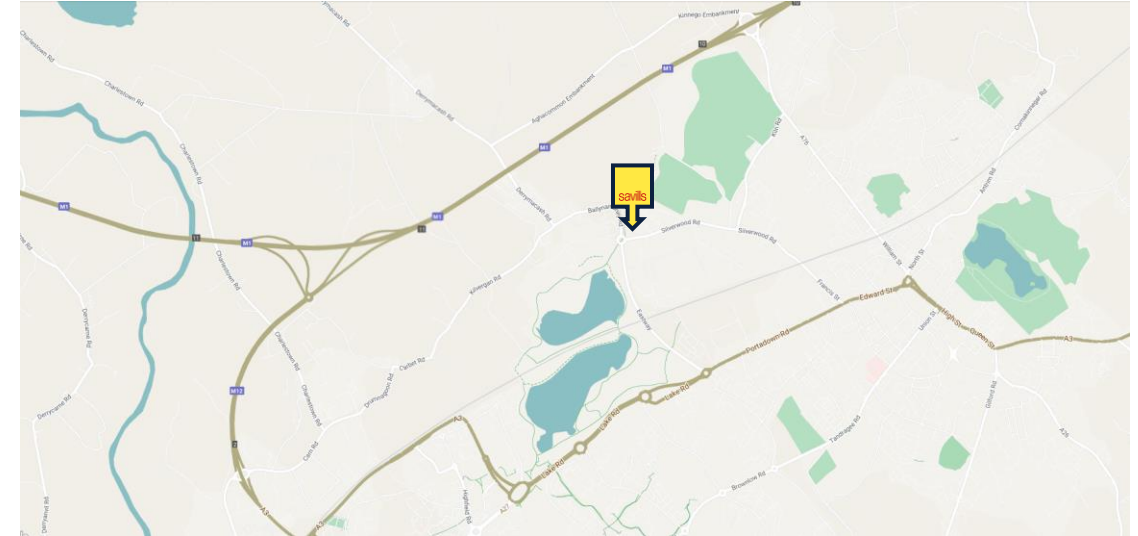
SITUATION

The property is located in the town of Lurgan, County Armagh which is treated as part of the 'Craigavon Urban Area', along with neighbouring towns Craigavon and Portadown.

Lurgan has a long history of industry, especially after the industrial revolution enabled the town to be transformed into a major centre to produce textiles, which were mainly linen. In the 2021 census, the town had a population of 28,634.

The location of the property aids in travel throughout the Isle of Ireland with the town linked to Belfast by the M1 motorway and the Belfast-Dublin railway line. The town is situated ideally about 24.3 miles southwest from Belfast and about 68.8 miles southeast from Derry/Londonderry, the two main capitals of Northern Ireland.

The immediate area boast a range of uses including residential and industrial. Adjacent to the subject site is The Silverwood Business Park with occupiers such as Audi Specialist Repairs, Cubis Systems, Interface, Regal Processors, and NIE Networks Plant Workshops.



LISBURN
16.8 MILES



NEWRY
23.5 MILES



BELFAST
24.3 MILES



**DERRY/
LONDONDERRY**
68.8 MILES

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



DESCRIPTION

The property comprises the Good Year Sports & Social Club which was officially opened in 1982, following the closure of the Goodyear Factory in the late 1970's.

The sports club offers extensive accommodation to include a function/bar area, kitchen facilities, main sports hall, office space and changing rooms.

The main sports hall could be converted to warehouse storage/accommodation with eaves height extending to about 6.4 meters.

The building occupies a prominent site on Silverwood Road just off the Silverwood Roundabout extending to about 1.1 acres (0.45 ha).



ACCOMMODATION

ACCOMMODATION	ABOUT SIZE (SQ FT)	ABOUT SIZE (SQ M)
Entrance Hall	160.28	14.89
Bar Area	1,929.91	179.29
Kitchen Area	141.75	13.17
Hall	6,250.21	580.66
Store (1)	130.88	12.16
Store (2)	38.46	3.57
WC	32.30	3.00
Office (1)	68.76	6.39
Office (2)	64.94	6.03
Changing Rooms (1)	945.98	87.88
Changing Rooms (2)	333.32	30.97
TOTAL	10,096.78	938.01

Any areas, measurements or distances are approximate.

GENERAL REMARKS

Title

We assume the property is held under freehold title.

Viewings

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

VAT

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

Sale Price

Asking Price: £425,000 (Four Hundred and Twenty-Five Thousand Pounds Sterling).

Offers

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

EPC

C53

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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/uksi/2017/692/contents>

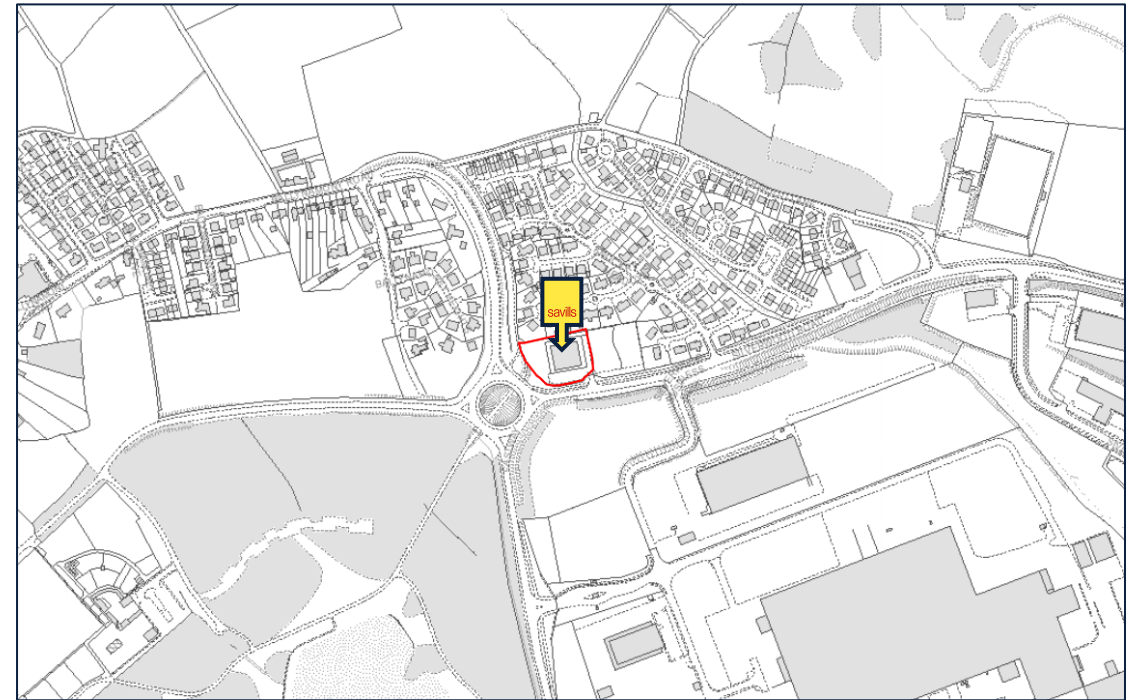
Brochure prepared August 2024.

Rates

We are advised by the land and property services website that the rates payable are £8,312.70 for 2024/2025.

Zoning

The lands are currently zoned as Whiteland as per the Craigavon Area Plan 2010.



Boundary for indicative purposes only.

