

For Sale

Development Site with Full Planning Permission
Trinity Park, New Forge Road, Magheralin, BT67 0AD



For indicative purposes only

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Property Highlights

- For Sale Development Site
- Full Planning Permission for 12 no. dwellings (LA08/2019/0922/F) - Approved 26/5/20
- Site extends to c.0.78 acres
- Centrally located within Magheralin
- Within easy access of the M1 Motorway
- Guide Price £250,000 exclusive

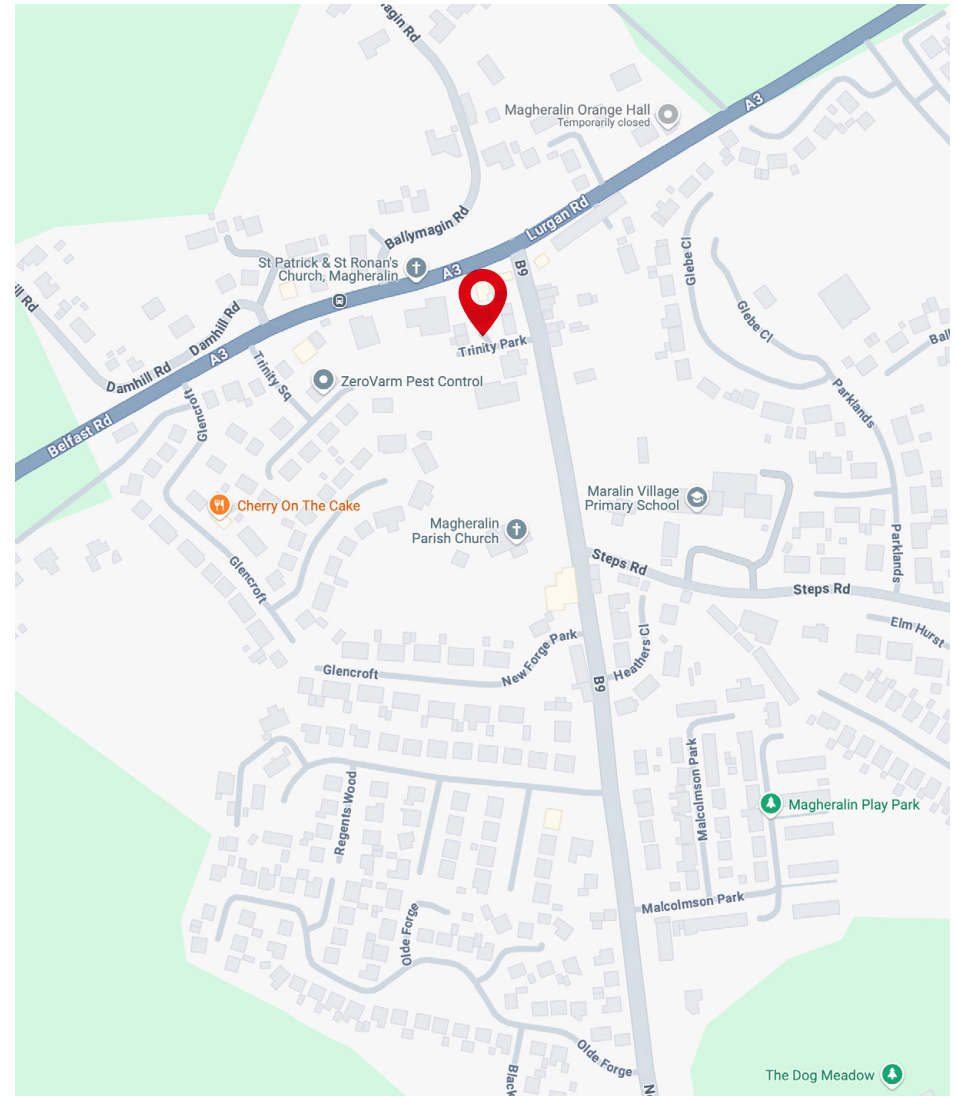
Location

Magheralin is an attractive village situated along the River Lagan located c. 1 mile from Moira. The village has a host of amenities including churches, several shops, sporting facilities and a primary school with nursery unit. Magheralin is located on the main road linking Moira to Lurgan. Nearby, Moira boasts many amenities, as well as easy access to the motorway network.

The site is centrally located in the village just off the New Forge Road at Trinity Park.

Description

The site extends to c.0.78 acres and benefits from full planning permission (LA08/2019/0922/F) for the development of a scheme of 12 dwellings. Access to the site is via Trinity Park.



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Accommodation

The approved scheme comprises of the following mix of house types:

Type	No. of Units	Approx.Size (Sq Ft)	Bedrooms	Style
D2	1	775	2 Bedroom	First Floor Apartment
D1	1	700	2 Bedroom	Ground Floor Apartment
C	1	930	2 Bedroom	Ground Floor Apartment
A	3	1,000	3 Bedroom	End Townhouse
B1	3	875	3 Bedroom	Mid-townhouse
B2	2	725	2 Bedroom	Mid-townhouse
A1	1	1,010	3 Bedroom	End Townhouse
Total Units	12			

Planning

The subject site falls within the current development limit of Magheralin as set out in the Craigavon Area Plan 2010. Full Planning Permission has been granted for the development of 12 no. dwellings under Ref: **LA08/2019/0922/F) – Approved 26/05/20.**

Sales Details

Guide Price: £250,000 exclusive.

Title: We understand that the site is held freehold.

VAT

Please note that all prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the appropriate rate.



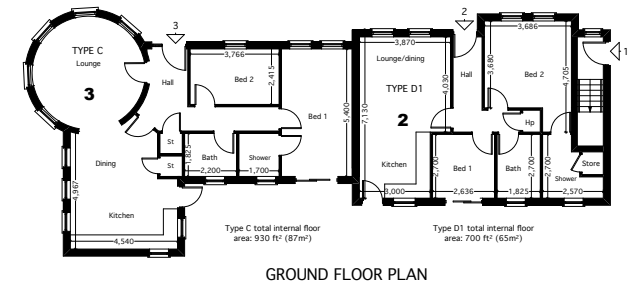
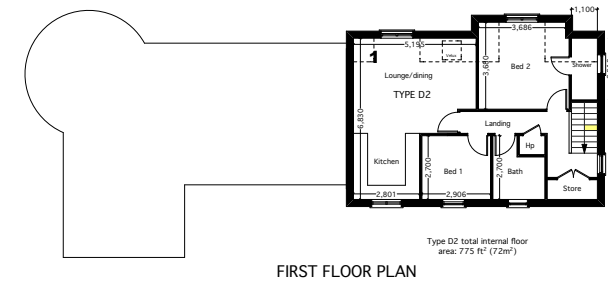
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Site Plan

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EXTERNAL FINISHES:
 Roofs: Interlocking concrete tiles (slate grey)
 Main walls: Facing brick (red/brown) or coloured render, or off-white render
 Plinth & soldier courses above openings: Facing brick (purple/brown)
 Windows: UPVC (white)
 Front doors frames: Hardwood, painted
 Facias and soffits: UPVC sheeted (dark grey)
 Gutter and downpipes: UPVC round section (black)

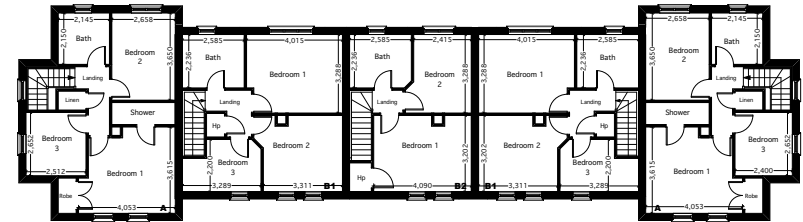
(b) External door added 01/07/14
 (a) Minor amendments 14/05/09

Sample Elevation and Floor Plan

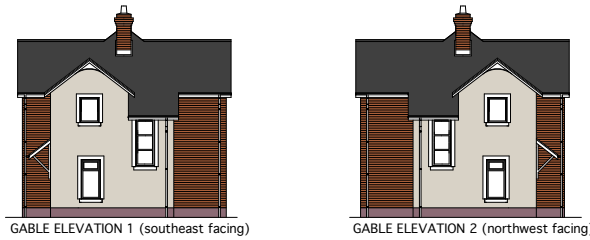
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FIRST FLOOR PLAN

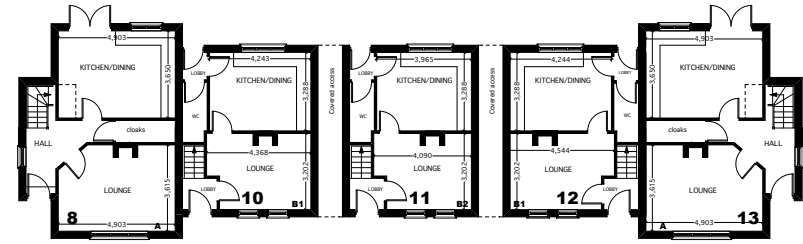


GABLE ELEVATION 1 (southeast facing)

GABLE ELEVATION 2 (northwest facing)

EXTERNAL FINISHES:

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 Front doors frames: Hardwood, painted
 Facias and soffits: UPVC sheeted (dark grey)
 Gutter and downpipes: UPVC round section (black)



Total internal floor area:
1010 ft² (94m²)

Total internal floor area:
875 ft² (81.2m²)

Total internal floor area:
725 ft² (67.3m²)

Total internal floor area:
875 ft² (81.2m²)

Total internal floor area:
1000 ft² (93m²)

GROUND FLOOR PLAN

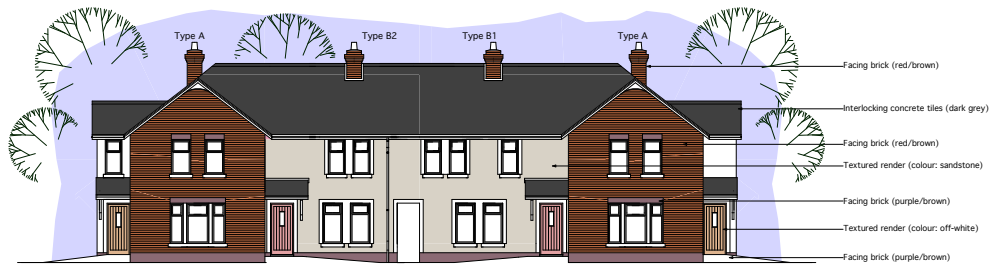


REAR ELEVATION (southwest facing) Textured render (colour: off-white)

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FRONT ELEVATION (northwest facing)



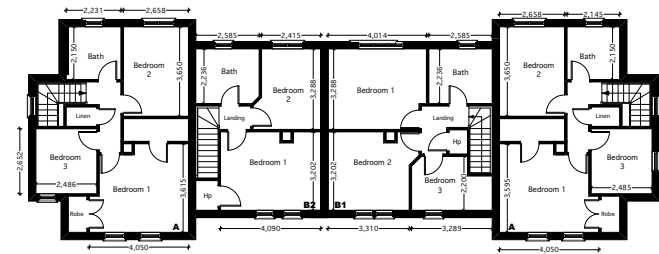
REAR ELEVATION (southeast facing)



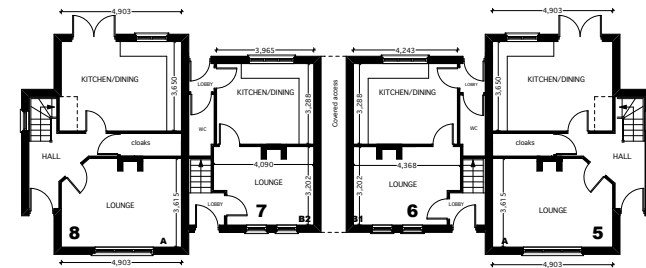
GABLE ELEVATION 1 (northeast facing)



GABLE ELEVATION 1 (southwest facing)



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Total internal floor area:
1000 ft² (93m²)

Total internal floor area:
725 ft² (67.3m²)

Total internal floor area:
875 ft² (81.2m²)

Total internal floor area:
1000 ft² (93m²)

(a) Minor amendments

1405/09

Sample Elevation and Floor Plan

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WAKEFIELD**

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