



This site, ideally positioned between Moira and Royal Hillsborough, presents an excellent opportunity for a developer to reapply for planning and acquire a desirable site in a sought after location. Although planning has now lapsed, there is excellent opening for this to be regained and for multiple dwellings to be constructed in an area of high demand.

Set on approximately 1/3 of an acre, the site has good topography and is bounded by mature hedging. There is currently a vacant dwelling to the front of the site that would require demolition but provides good road frontage with private views across rolling countryside.

Previous Planning references:

S/2006/1589/O – 2008

LA05/2022/0921/F – 2022

No guarantees are given in relation to planning being granted again for this site. All potential buyers must satisfy themselves in relation to future planning consents.

Early enquiries are highly recommended. Viewings directly at the site.

Offers Around
£250,000

Site @
31 Bridge Road,
Moira, Craigavon,
BT67 0PG

Viewing by
appointment with
& through agent
028 9266 1700



- Site with Lapsed Planning Permission Positioned Beside St Colemans Primary School, Moira
- Site Bounded with Extensive Hedging and Comprising of a Detached Cottage with Good Road Frontage
- Previous Planning References: S/2006/1589/O (2008) & LA05/2022/0921/F (2022)
- Previous Proposal for Erection of 4 x Semi Detached and 1 x Detached Dwelling
- Mains Water and Electric Available
- Site Circa 1/3 of an Acre in a Private Position
- Ideally Positioned Between Royal Hillsborough and Moira
- Site Outlines and Previous Plans are for Reference Only, Prospective Purchasers Must Satisfy Themselves in Respect to Future Planning and Development Potential
- Viewing Directly at the Site
- Unit Pricing and Enquiries Through the Lisburn Office on 02892 661 700

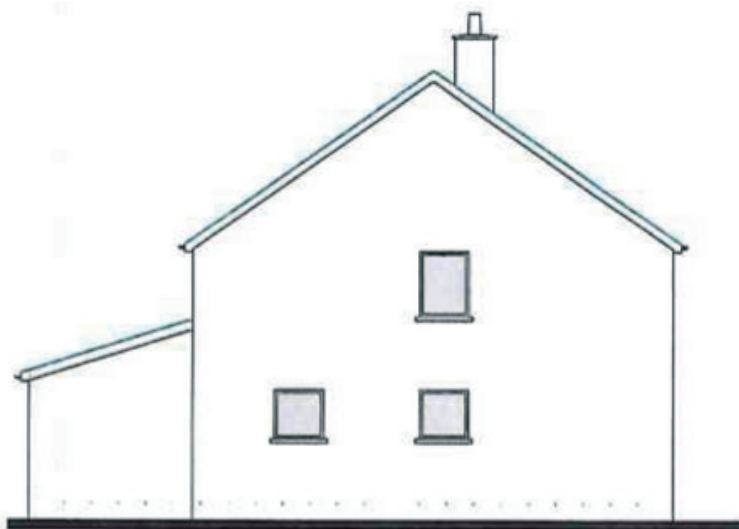




FRONT ELEVATION

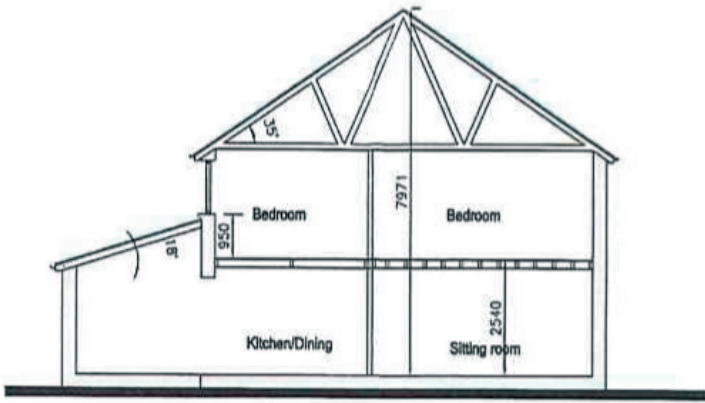


REAR ELEVATION



GABLE ELEVATION

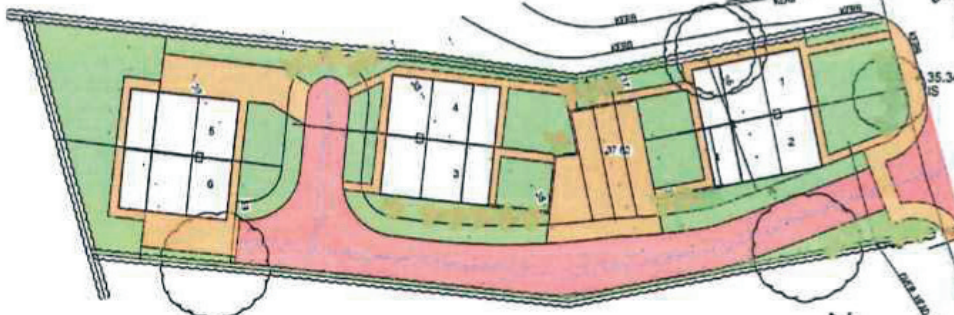
11



SECTION

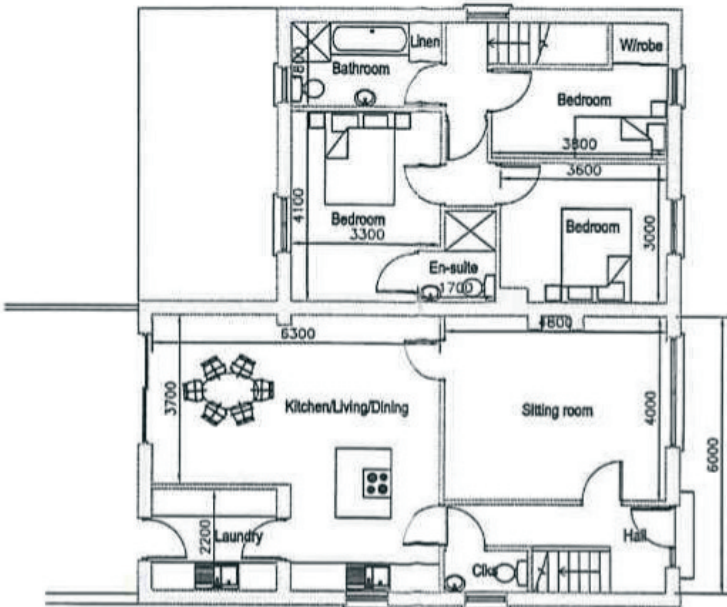
EXTERNAL FINISHES

Roof - Grey concrete roofing tiles, Seamless aluminium guttering and downspouts.
 Walls- Painted smooth render.
 Windows - uPVC window frames.



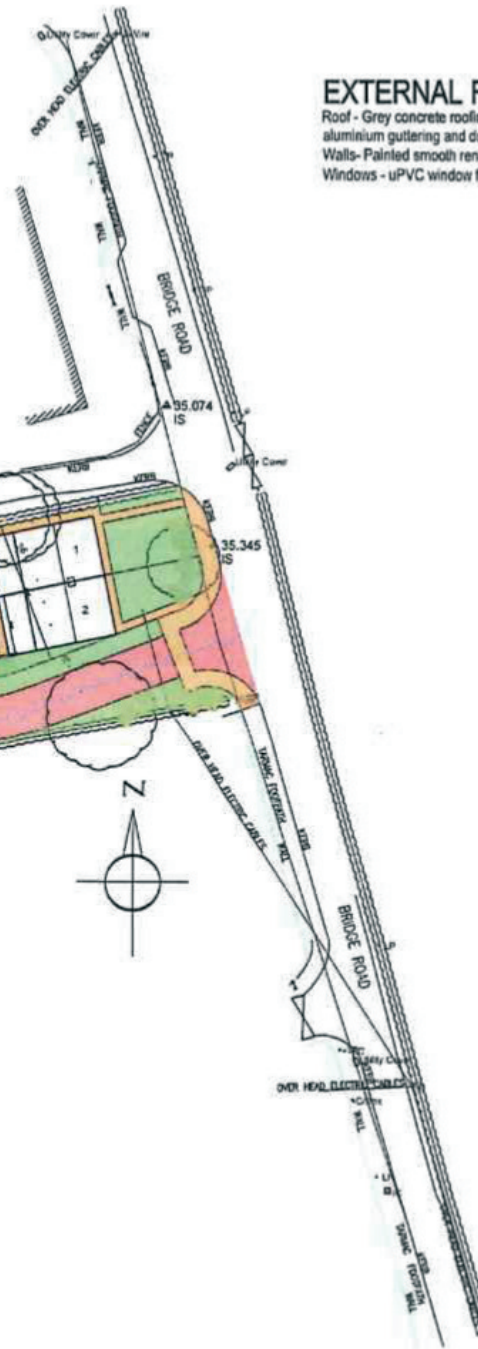
FIRST FLOOR PLAN

8200

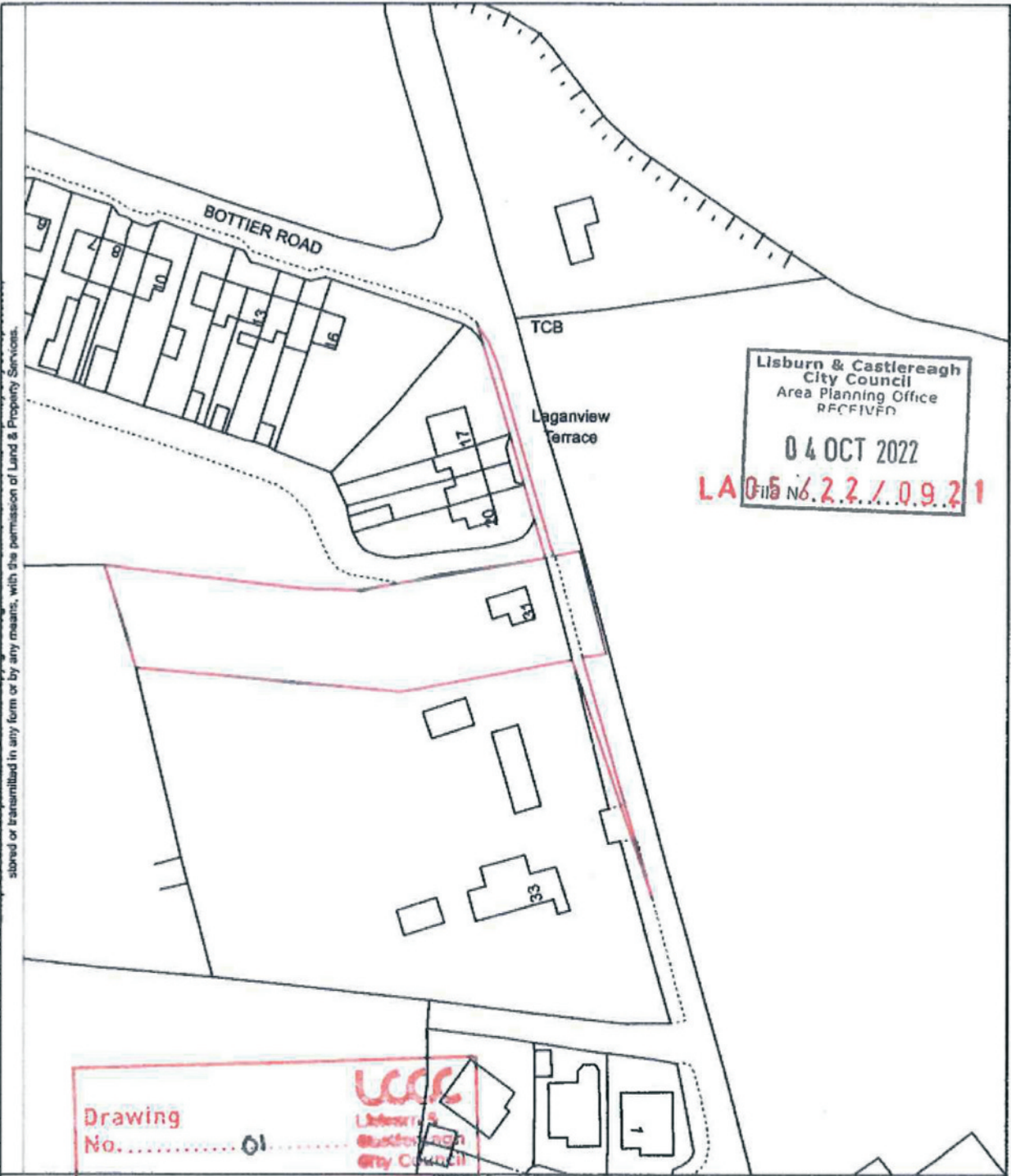


GROUND FLOOR PLAN

Total floor area is 103sqm (1107sqft)




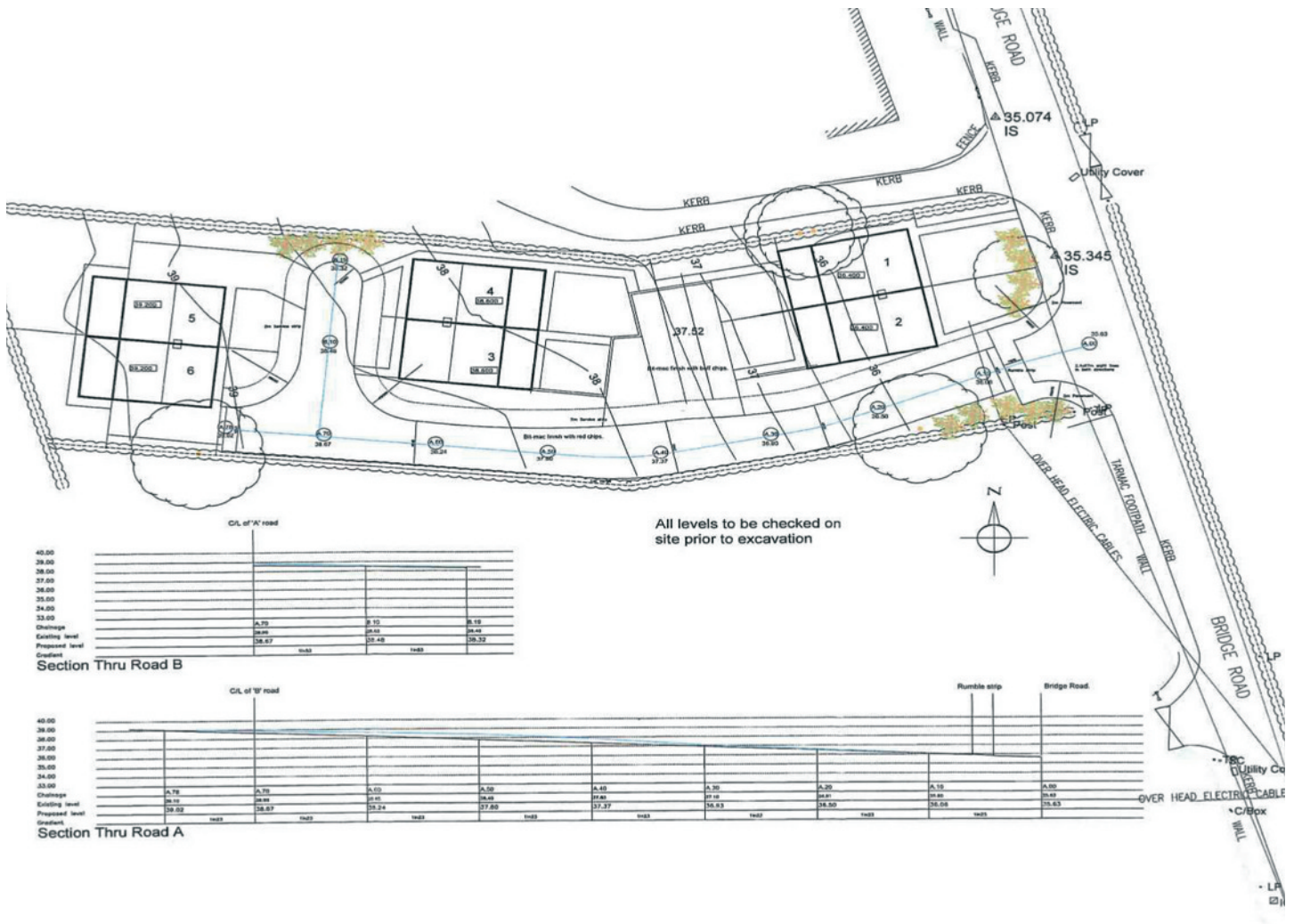
stored or transmitted in any form or by any means, with the permission of Land & Property Services.



Lisburn & Castlereagh
City Council
Area Planning Office
RECEIVED
04 OCT 2022
LA File No. 2.2. / 0.9.21

Drawing No. 01
LCCP
Lisburn & Castlereagh City Council

Revision	Taken from OS Map 18303SW		Date
Scheme	Proposed Development at 31 Bridge Road, Moira		
Drawing	SITE LOCATION		
Scale	1-1250		
Date	March 2019		
Dwg No	1915-02		



Location:

The site is @ 31 Bridge Road, Moira, at the junction with Laganview Terrace.

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.