



**Lambert
Smith
Hampton**

028 9032 7954
www.lsh.co.uk

For Sale

Development Site

Prominent Development Site

Lands at Kernan Road, Portadown



- 0.65 Acres (0.26 Ha)
- Zoned as "White Land"
- Suitable for a number of uses, subject to planning

Lambert Smith Hampton

Clarence House, 4-10 May Street, Belfast, BT1 4NJ T 028 9032 7954

Lands at Kernan Road, Portadown

Location

The subject property is located approximately 2 miles from the M12 Motorway and within 1 mile from Craigavon Hospital. The surrounding area is predominantly residential. The site is located c. 2.5 miles North East from Portadown Town Centre, and c. 4 miles from Lurgan.

Description

The site, which extends to 0.65 acres (0.26 hectares) is triangular in shape and fronts Kernan Road. The surrounding area is mostly residential. The subject is adjacent to an archaeological site and monument.

Schedule of Accommodation	Acres	Hectares
Site	0.65	0.26

VAT

We have been advised that VAT is not applicable and will therefore not be charged in addition to the sale price.

Price

Unconditional offers invited in the region of £40,000.

Planning/Zoning

The subject land is zoned as "white land" and is located within the development limit as depicted by the Craigavon Area Plan 2010 and as such should be suitable for residential development, subject to planning. The lands are on the edge of a 'National Cycle Network'.

Title

The title and contract are available for inspection by appointment only at the offices of vendors solicitors, details are as follows:

Commercial and Property Division, Departmental Solicitors, Centre House, 79 Chichester Street, BT1 4JE
Contact: Joanne Devine, Tel: 028 90 542427, Fax: 028 90 542445, Email:joanne.devine@dfpni.gov.uk.

Stamp Duty

This will be the responsibility of the purchaser.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Colleen Fox

Lambert Smith Hampton
028 90 269277
07442 503934
cfox@lsh.co.uk

Stuart Draffin

Lambert Smith Hampton
028 90 269215
07739 882441
sdraffin@lsh.co.uk

Lands at Kernan Road, Portadown

Area Plan (For Identification Purposes Only)



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Title Map (For Identification Purposes Only)



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Lands at Kernan Road, Portadown

Location Map (For Identification Purposes Only)

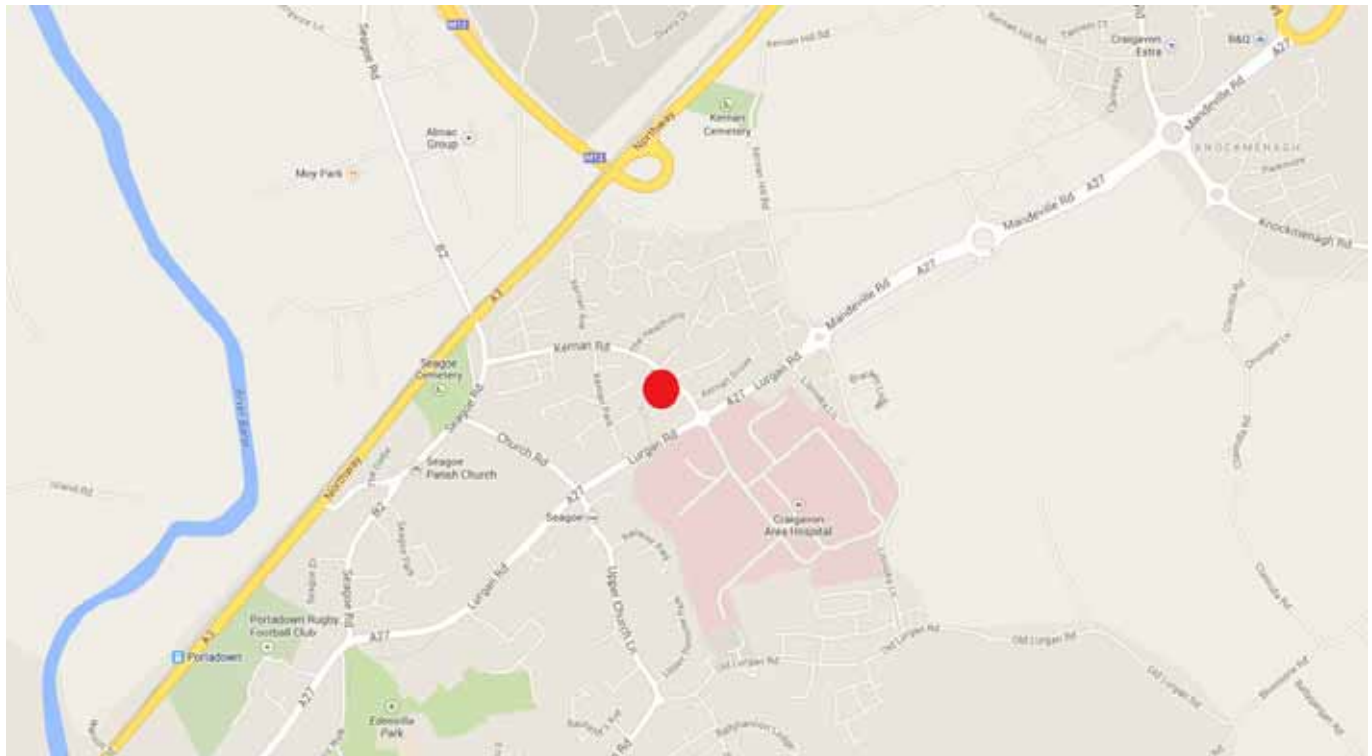


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July 2014

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