

DEVELOPMENT SITE – FOR SALE

# 49 – 61 INN ROAD, DOLLINGSTOWN

Craigavon  
BT66 7JN



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### Inn Road, Dollingstown

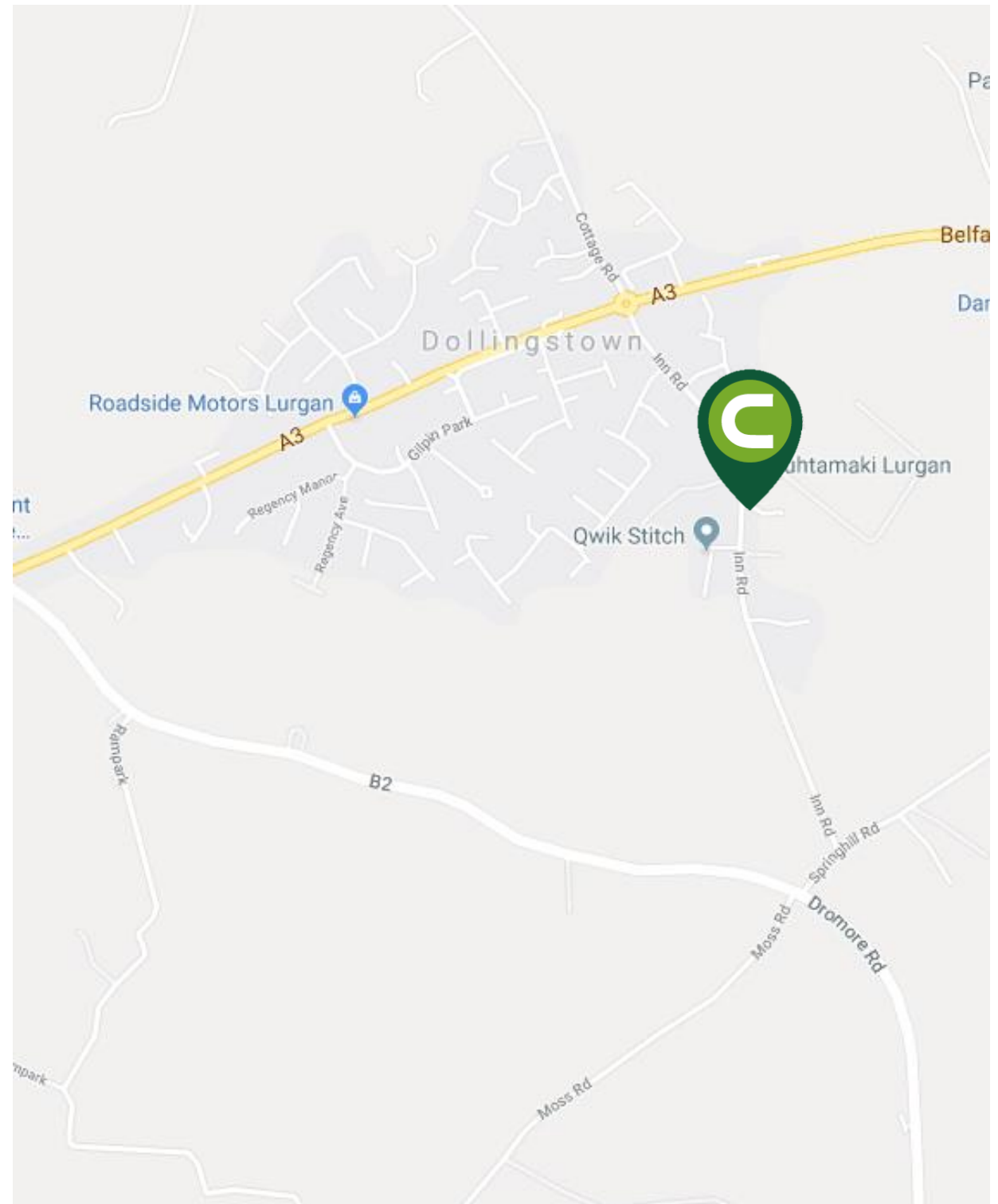
#### KEY BENEFITS

- c. 1.57 acre site
- Located in Dollingstown
- Popular residential location
- Full Planning Permission for proposed housing development of 18 units (LA08/2018/0038/F)

#### LOCATION

The subject lands are situated in Dollingstown, a popular village within County Down, approx. 2.4 miles from Lurgan and 8.5 miles from Portadown.

The site is within a 12 minute drive time of the M1 motorway providing ease of access to the South of Ireland, Lisburn and Belfast.



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### Inn Road, Dollingstown

#### DESCRIPTION

The subject lands comprise of c. 1.57 acre site (excluding the existing road), flat in topography and rectangular in shape. There are 2no existing semi detached houses in the corner of the site and a large garage/store. We understand that the current road within the site and marked blue on the plan adjacent is adopted.

The area shaded green on the plan adjacent (c. 0.12 acres) is included in the sale but did not form part of the planning application and may be suitable for additional residential development, subject to planning.

#### PLANNING

Full planning permission was granted on 2<sup>nd</sup> April 2019 for a proposed housing development of 18 units (2 detached dwellings, 8 pairs of semi detached dwellings) to replace existing dwellings and gardens between 49 and 61 Inn Road, Dollingstown.

Ref: LA08/2018/0038/F

#### TITLE

Assumed the property is held freehold or long leasehold subject to a nominal ground rent.

#### ASKING PRICE

We are instructed to seek offers over £575,000, exclusive.

#### VAT

All prices are quoted exclusive of VAT, which may be payable.

Area				
Subject Lands	1.57	Acre	0.63	Hectares

\*Size quoted excludes the road





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## CONTACT US

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