

FOR SALE

Former Nursery Building with Planning Permission for 10 Apartments
56 Edward Street, Lurgan, Craigavon, BT66 6DB

**FRAZER
KIDD**

SimonBrien



Not To Scale. For indicative purposes only.

**56 Edward Street, Lurgan,
Craigavon, BT66 6DB**

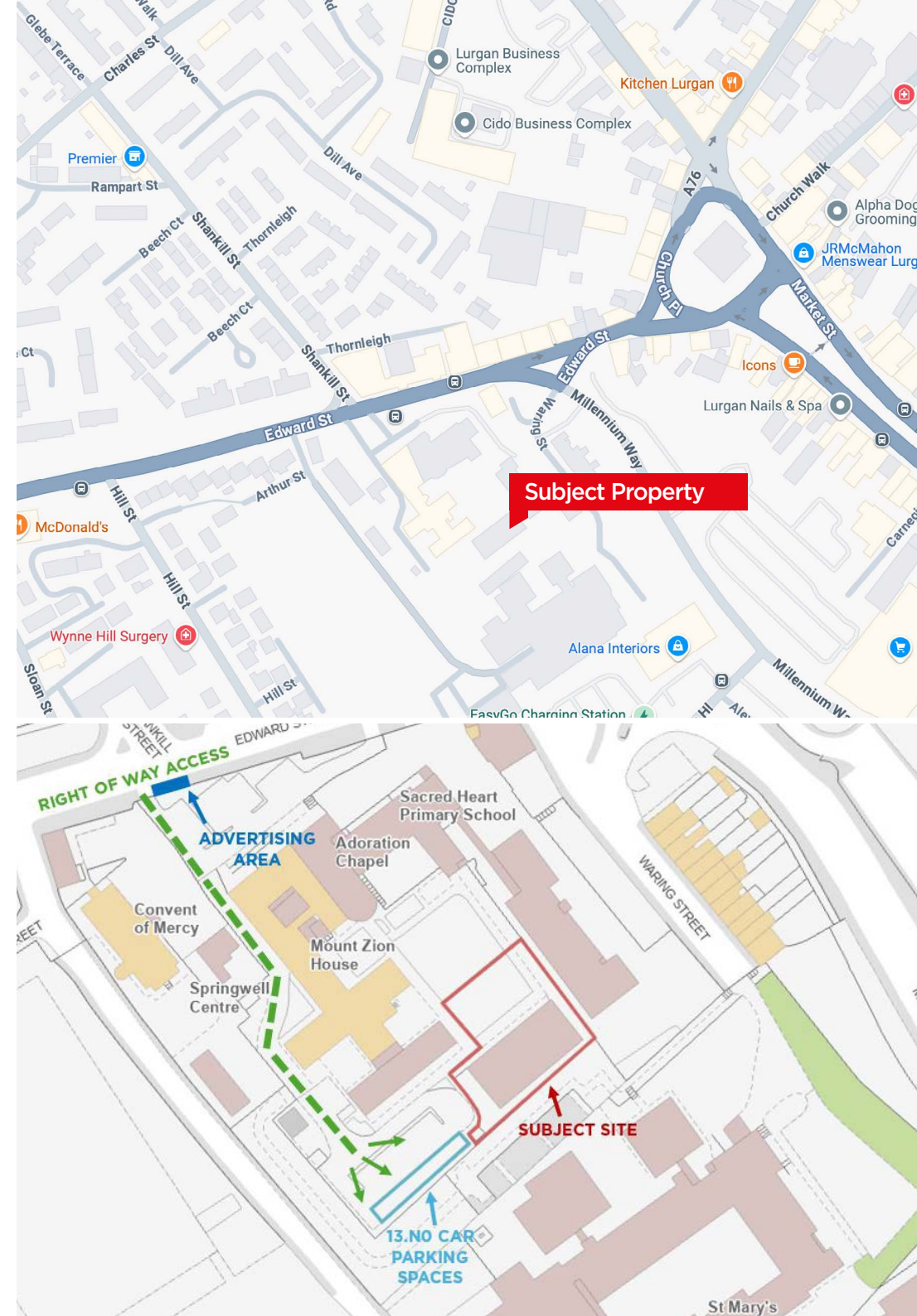
Summary


- Commercial building formerly occupied by 'Zions Den' Day Nursery
- Full Planning Permission for the demolition and construction of 10 no. 2 bed apartments
- Site was previously registered with NIHE for 10 no. General Needs Apartments (in an area of need for Social Housing).
- The property extends to c. 4,575 sq ft (GIA) and is situated on a site of c. 0.74 acres.
- The property would also be suitable for a number of other uses, subject to planning.

Location

Lurgan is a large industrial market town in Co. Armagh within the Armagh City, Banbridge, and Craigavon Borough Council area with a population of circa 29,000 people (2021 Census) located close to the southern shores of Lough Neagh approximately 20 miles southwest of Belfast. The town is strategically positioned just off Junction 10 of the M1 Motorway and is highly accessible by public transport with excellent bus and train links.

The proposed development site is centrally located within Lurgan town centre, just south of 55-57 Edward Street and directly to the rear of St Ronan's College and Mount Zion House.





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Description

The former Day Nursery comprises a single-storey red brick building set on a site of c.0.74 acres, with car parking. The property has an approximate gross internal area of c. 4,575 sq ft. The planning consent for the demolition and construction of 10 no. 2 bed apartments. The apartments will enjoy views of a garden area to the front and the exclusive use of 13 car parking spaces.

The property may also appeal to business users to acquire the premises for owner occupation or for investments purposes.

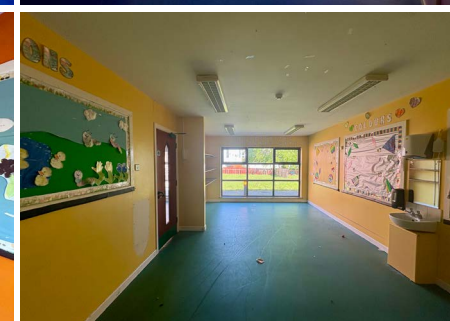
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Accommodation

The property comprises of the following Net Internal Areas:

| Description | Sq. M | Sq. Ft |
|---------------------------------|---------------|--------------|
| Office | .91 | 85 |
| Staffroom | 23.59 | 254 |
| Staff Toilets Inc WC & WHB | - | - |
| Cleaners Store: | 1.25 | 13 |
| Parents Room | 11 | 118 |
| Toilets inc 4 WC & 4 WHB | | |
| Annex Playroom | 57.87 | 623 |
| Afterschool Room | 70.82 | 762 |
| Room 3 - 4 | 31.63 | 340 |
| Disabled Toilet | | |
| Baby Changing | 9.83 | 106 |
| Toddler Room | 31.22 | 336 |
| Wobbler Room | 31.60 | 340 |
| Baby Room | 31.59 | 340 |
| Cot Room | 14.93 | 161 |
| Bottle Prep Room: | 6.69 | 72 |
| Total Net Internal Area: | 329.93 | 3,550 |

The property has an approximate Gross Internal Area of 4,575 sq ft.



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Planning

Planning Reference: LA08/2022/1435/F.

The property received full planning permission on 11th December 2023 for the demolition of the existing building and redevelopment of the site to deliver 10 no. apartments, provision of communal garden area, landscaping, car parking, bin stores and all associated site works.

Conditional approval received for an Article 154 requisition for a storm sewer to serve the proposed development.

*Drawings in relation to the development can be obtained from the selling agents. Further details in respect of the Article 154 requisition is available upon request.

Price

Offers are invited in the region of £250,000.

VAT

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

Viewing

Strictly by appointment with the joint selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk

Simon Brien

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southbelfast@simonbrien.com



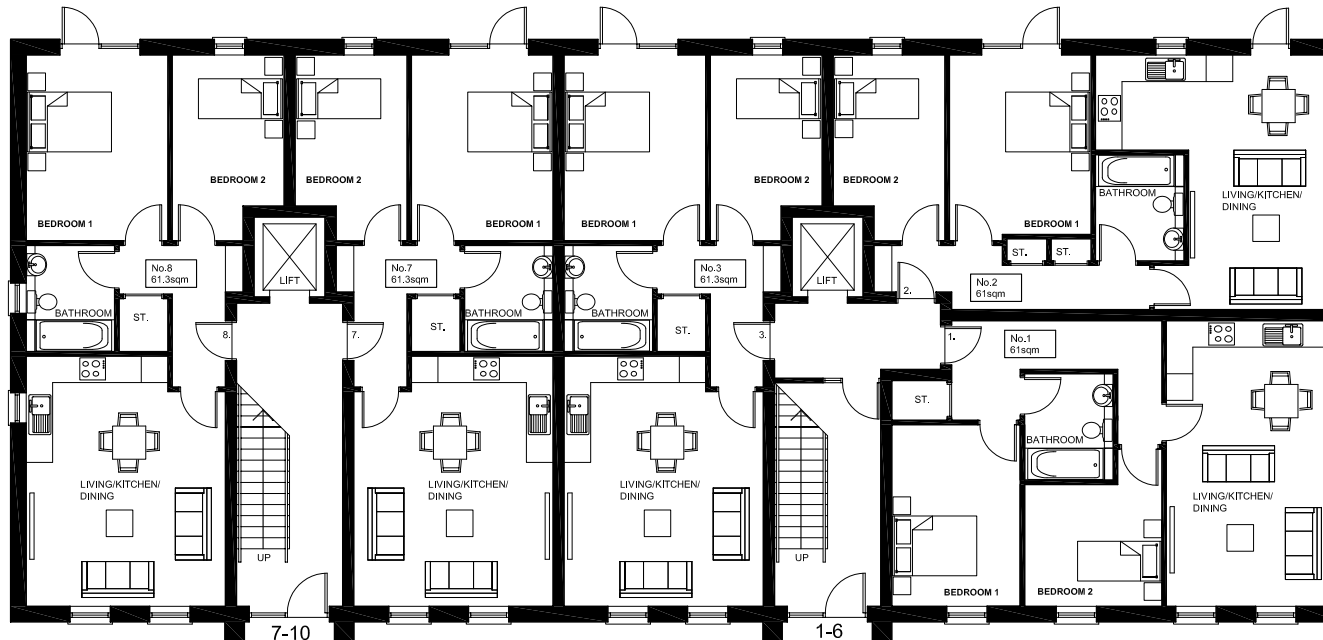
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SW FACING ELEVATION

EXTERNAL FINISHES -

SLATE ROOFING,
PRECAST CONCRETE COPINGS TO GABLE END PARAPETS,
PAINTED TIMBER FASCIAS, SOFFITS & BARGES,
PPC ALUMINIUM RAINWATER GOODS,
RED FACING BRICK WITH SOLDIER COURSE HEADS &
PROJECTING STRING COURSES,
SMOOTH RENDER WHERE INDICATED PAINTED,
PRECAST CONCRETE CILLS,
PAINTED TIMBER WINDOW FRAMES & DOORS / FRAMES,
VERTICALLY BOARDED TIMBER FENCING.



PROPOSED GROUND FLOOR PLAN

A 08/06/23 finishes amended to address HED comments

PROPOSED APARTMENTS
LANDS TO REAR OF
MOUNT ZION HOUSE
EDWARD STREET
LURGAN BT66 6DB

PROPOSED GROUND FLOOR PLAN
& GABLE ELEVATION

M C LOGAN ARCHITECTS
49 BELMONT ROAD
BELFAST BT4 2AA
TEL: 028 90 226600

DRG. No. 1202 / A / SD / 04A

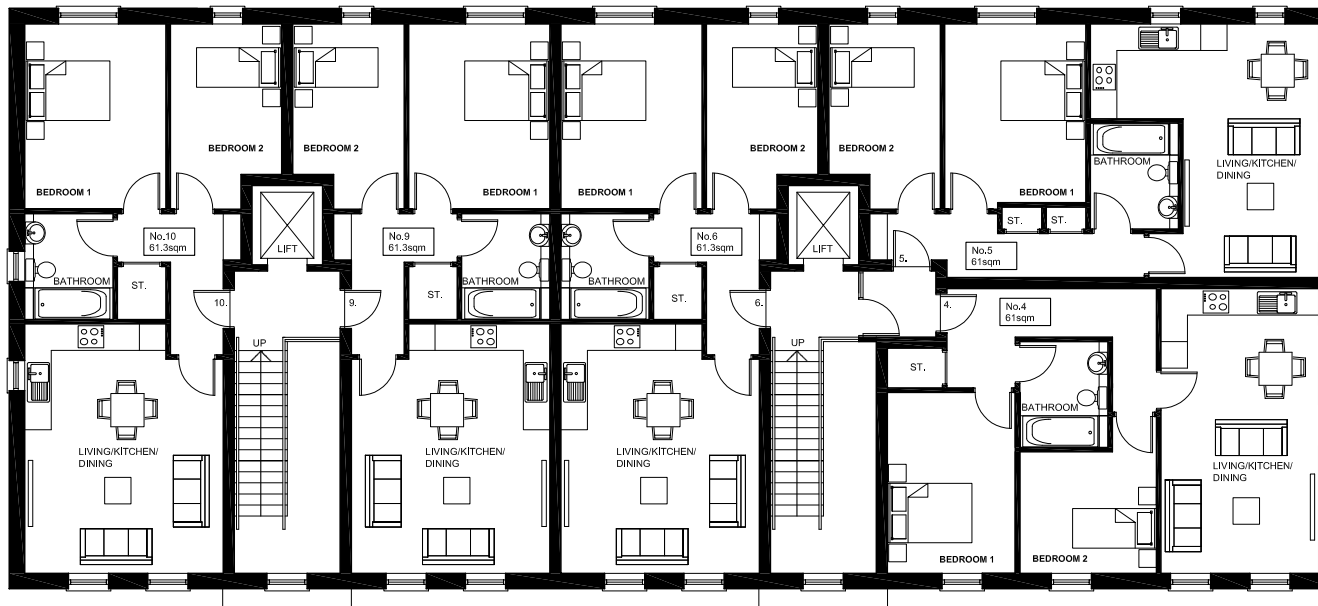
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NE FACING GABLE ELEVATION

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PROPOSED FIRST FLOOR PLAN

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FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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May 2025
