

FOR SALE

Killough Road, Downpatrick BT30 8BN

COMMERCIAL LANDS WITH DEVELOPMENT POTENTIAL (STPP)

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

Lisney

COMMERCIAL REAL ESTATE

FEATURES

Site area of approximately 0.5 acres

Located within the settlement limit
of Downpatrick

Potential for redevelopment (STPP)

LOCATION

The subject is located on the outskirts of Downpatrick, approximately 1.4 miles from the town centre. Downpatrick is a popular market / commuter town, lying 21 miles south east of Belfast.

The town benefits from strong infrastructure links with major roads and bus routes. The immediate vicinity is predominantly agricultural in nature, however Killough Road industrial estate is located within approximately 0.5 miles.

DESCRIPTION

The subject is a former concrete block facility set on 0.5 acres of concrete hardstanding. The site, which slopes upwards from the roadside, comprises a number of small outbuildings and settlement ponds. Access is via double gates from Killough Road.

Please note, it is the Vendor's intention to remove the equipment associated with the concrete plant and this will not be included within the sale.



TITLE PLAN



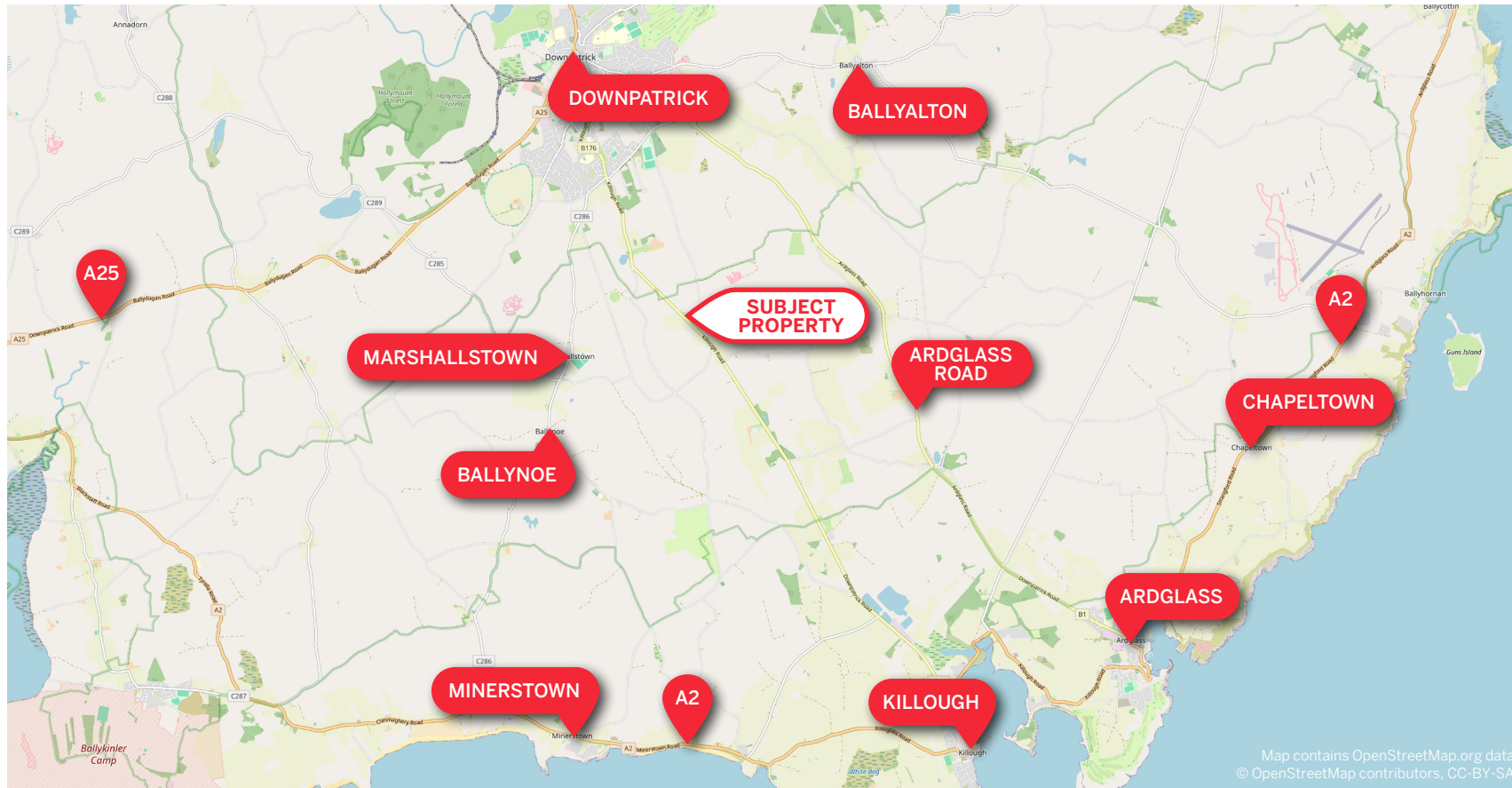
TITLE

We understand the property is held by way of freehold title. The vendor's solicitor will provide title documents.

RATES PAYABLE

NAV:	£2,300
Rates Poundage 2025/26:	0.580534
Rates Payable:	£1,335.23

LOCATION



PRICE

Price on application.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the responsibility of the purchaser.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24142

Lisney

COMMERCIAL REAL ESTATE

For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House

29-33 Montgomery St, Belfast BT1 4NX

Tel: 028 9050 1501

Email: property@lisney-belfast.com

[lisney.com](https://www.lisney.com)   

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