



**FOR SALE** Prime Town Centre Site with Full Planning Permission for Six Apartments  
**69 Queen Street, Lurgan, BT66 8BW**



# LOCATION / DESCRIPTION

Lurgan is a busy town in County Antrim, situated approximately 5 miles from Moira, 6.5 miles from Portadown and 18 miles from Belfast. The town has a resident population of approximately 25,000 people, according to the 2011 Census.

The subject occupies a prominent position on Queen Street, close to a number of retailers, restaurants and just a short walk from Lurgan Park which is the largest park in Northern Ireland.

The proposed development comprises a modern three storey building with five one bedroom apartments and one studio apartment.

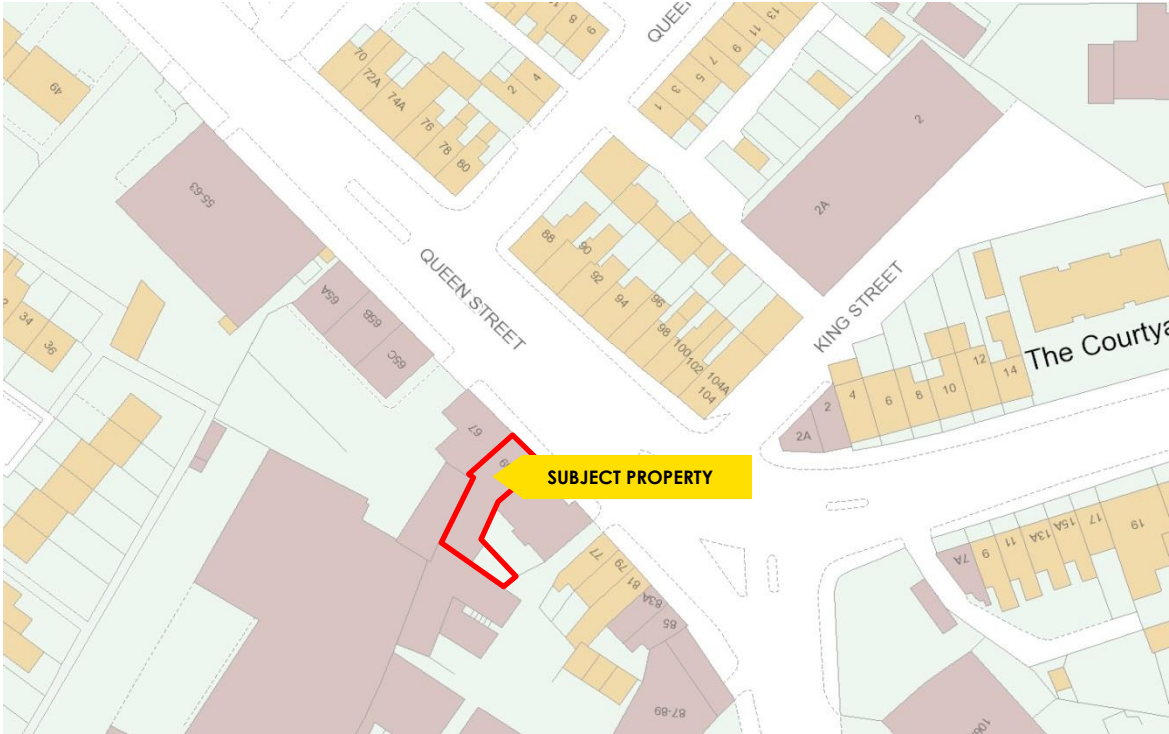
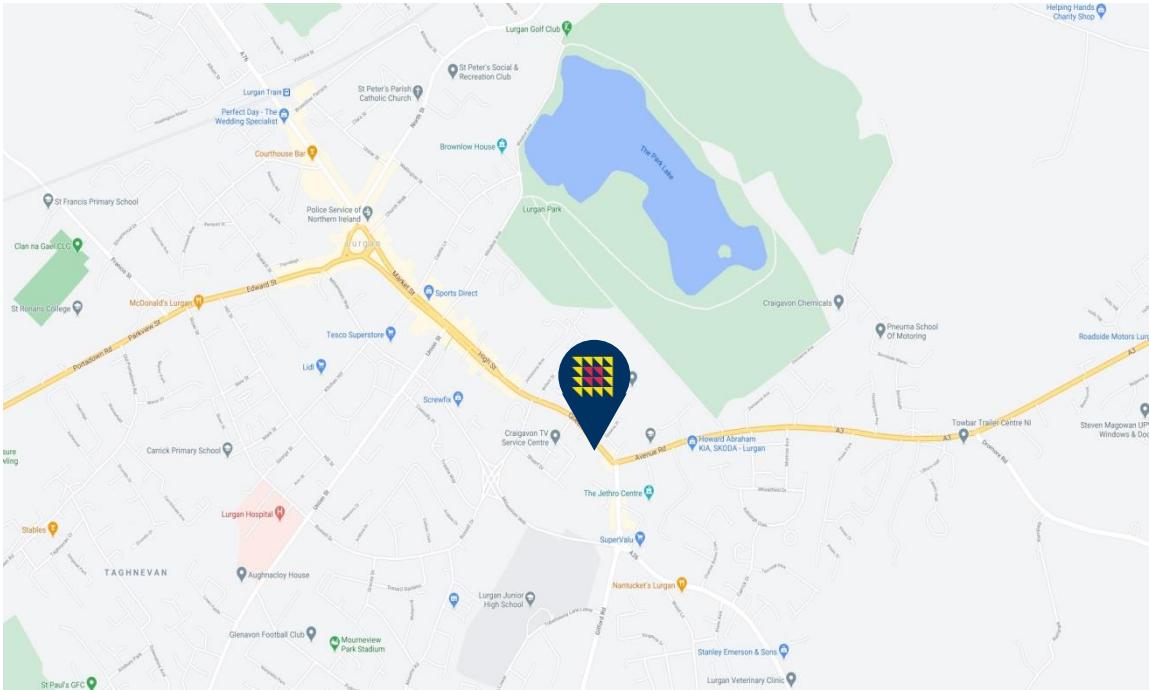
The planning permission includes communal space at the rear of the building and on the second floor with an open roof garden.

# SITE ACCOMMODATION

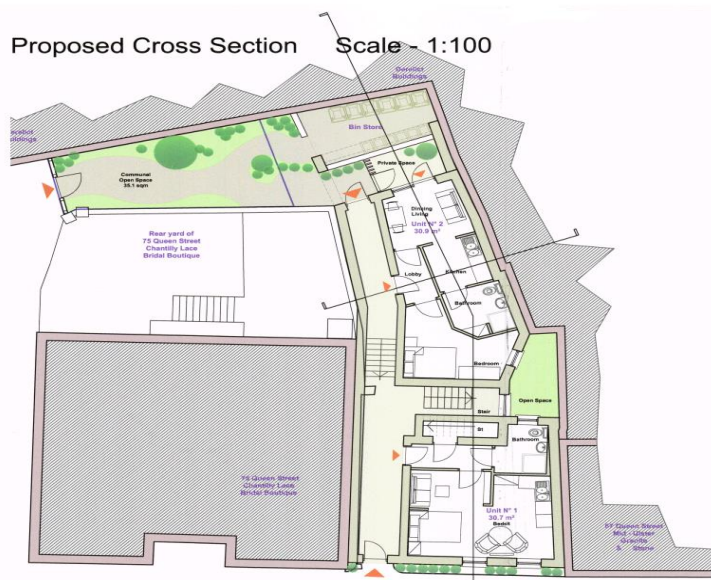
The subject site extends to 0.04 acres.

# PROPOSED SCHEDULE OF ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Studio Apartment	30.7 sq m	330 sq ft
One-bed Apartment	30.9 sq m	333 sq ft
FIRST FLOOR		
One-bed Apartment	36.3 sq m	391 sq ft
One-bed Apartment	36.3 sq m	391 sq ft
SECOND FLOOR		
One-bed Apartment	51.8 sq m	558 sq ft
One-bed Apartment	51.8 sq m	558 sq ft
COMMUNAL SPACE	87 sq m	936 sq ft
TOTAL	324 sq m	3,488 sq ft







Proposed Ground Floor Plan Scale - 1:100



First Floor Plan



Second Floor Plan

Roof Plan

### 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 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

## PLANNING

Full planning permission for the erection of a three storey residential development consisting of one bedsit unit and five one bedroom apartments with associated site works. Ref: LA08/2019/0550/F.

## SALES DETAILS

PRICE: Offers in the region of £100,000  
TITLE: Assumed Freehold

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



**OKT**  
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle  
22 Adelaide Street  
Belfast BT2 8GD  
T +44 (0)28 9024 8181  
E belfast@okt.co.uk

CONTACT:

MARK JOHNSTON | mark.johnston@okt.co.uk  
JAMES CHRISTIE | james.christie@okt.co.uk

Our Ref: JC/EC/9023

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.