



For illustrative purposes only

For Sale

Development Site - Planning Approved for 21 dwellings

**168-170 Obins Street, Portadown,
Co. Armagh, BT62 1BZ**

**Riddell
McKibbin**

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SUMMARY

- Excellent Development Site extending to c. 1.20 acres
- Planning Permission Approved for 21 dwellings under Ref: N/2007/0861/RM – Approved 19 Aug 2009
- Site currently comprises a terrace dwelling and a commercial premises with a yard
- Offers are invited in the region of £325,000 exclusive

LOCATION

Portadown is a short distance from the M1 Motorway and also conveniently located along the Belfast to Dublin railway line.

The Town is host to a variety of amenities, including a range of shops, bars, restaurants, Schools and Churches. Portadown is also easily accessible to Lisburn (21 miles), Craigavon (2.2 miles) and Armagh (10 miles).

The site is located on Obins Street close to the junction with Craigwell Avenue and within walking distance of the Town Centre, Peoples Park and Portadown Train Station.

DESCRIPTION

The site extends to approximately 1.20 acres (0.49 hectares). It is currently comprised of a former commercial premises and an adjacent residential dwelling (no.168 Obins Street). The buildings would require demolition in order to develop the approved scheme for 21 dwellings. The site is predominantly flat in topography and extends from Obins Street back to the boundary with the Corcrain River.

Some planning enablement works were undertaken at the site with the excavation of foundations for sites 8&9. Prospective purchasers are advised to make their own enquiries as to the validity of these works if necessary prior to placing an offer with the sales agents.

PLANNING

Planning Permission has been approved for the following:

N/2006/0502/0 - Approved 24 Jan 2007 - site for housing development.

N/2007/0861/RM – Approved 19 Aug 2009- Site for residential development of 21 no. dwellings to include the following mix of house types:

12 No. Town Houses	770 sq.ft.	2 Bedroom
6 No. Semi Detached	958 sq.ft.	3 Bedroom
2 No. Terrace Town Houses	958 sq.ft.	3 Bedroom
1 No. Terrace Town Houses	1075 sq.ft.	3 Bedroom

Total 21 no. dwellings.

SITE AREA

1.20 Acres (0.49 Hectares) approx.

PRICE

Offers are invited in the region of £325,000 exclusive.

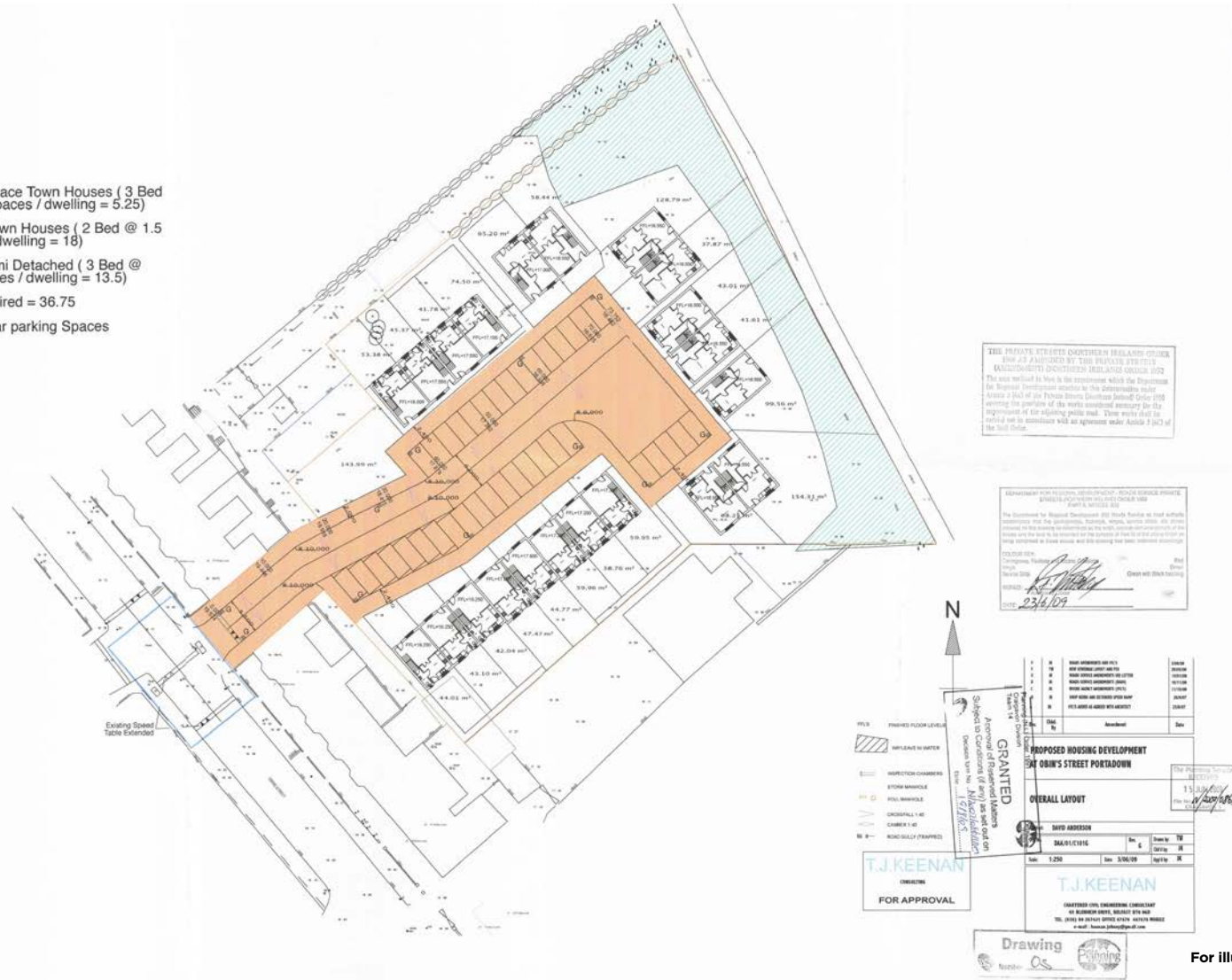
VAT

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

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3 No. Terrace Town Houses (3 Bed
@ 1.75 spaces / dwelling = 5.25)
12 No. Town Houses (2 Bed @ 1.5
spaces / dwelling = 18)
6 No. Semi Detached (3 Bed @
2.25 spaces / dwelling = 13.5)
Total required = 36.75
37 No. Car parking Spaces
Provided



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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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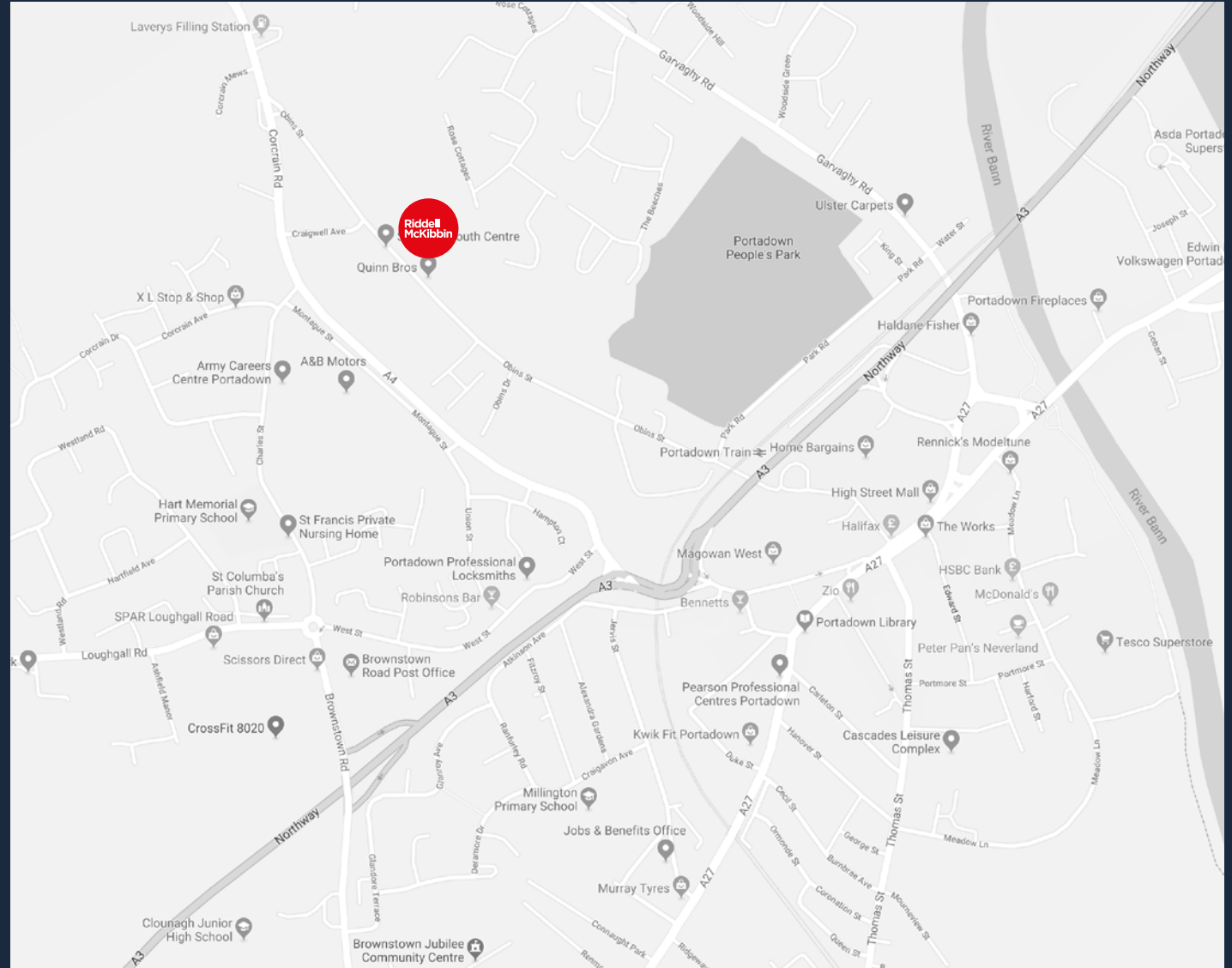
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