

FOR SALE

**49 Mahon Road, Portadown, BT63 3SF**

Excellent Residential Development Opportunity c. 5.8 Acres - Subject to Planning  
(previous approval for 42 units)

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Indicative Boundary

## Location

Portadown is a strong provincial town located c 30 miles from Belfast and lies generally within the Craigavon conurbation.

The town is well served in terms of infrastructure with established motorway and rail links.

The subject property is located fronting a main arterial road, c 1 mile to the south west of the town centre. The immediate locality is mixed use in character with residential and commercial uses in the vicinity.

## Description

The subject property comprises a 2 storey, detached house in need of modernization, with a range of outbuildings situated on a broadly flat plot of mature gardens and fields currently accessed via a driveway from Mahon Road. The overall site area is c. 5.8 acres.

The lands have historically been approved for a 42no. unit residential development, now lapsed. Having consulted, we are advised that a similar scheme should be possible, subject to the usual planning formalities being concluded successfully. Further information on request.



For indicative purposes only

## Site Area

We understand the overall site area to be c 5.8 acres (c. 2.34 Ha) as outlined in red on the indicative site map to the right.

## Planning

The subject lands lie within the settlement limit as defined in the extant Craigavon Area plan 2010 and are shown as 'white' but have been the subject of formal planning activity as shown below.

Ref	Address	Type	Proposal	Decision	Date
N/2007/0848/F N NbN/2007/0848/ FN	49 Mahon Road	Full	42 residential units	Approval (now lapsed)	29/10/09
N/2006/0404/F	49 Mahon Road	Full	Road widening	Approval	03/06/08

## Title

We are advised that the property is held on a freehold title without any restrictions or encumbrances which may impact on future development.



## Area Plan Extract

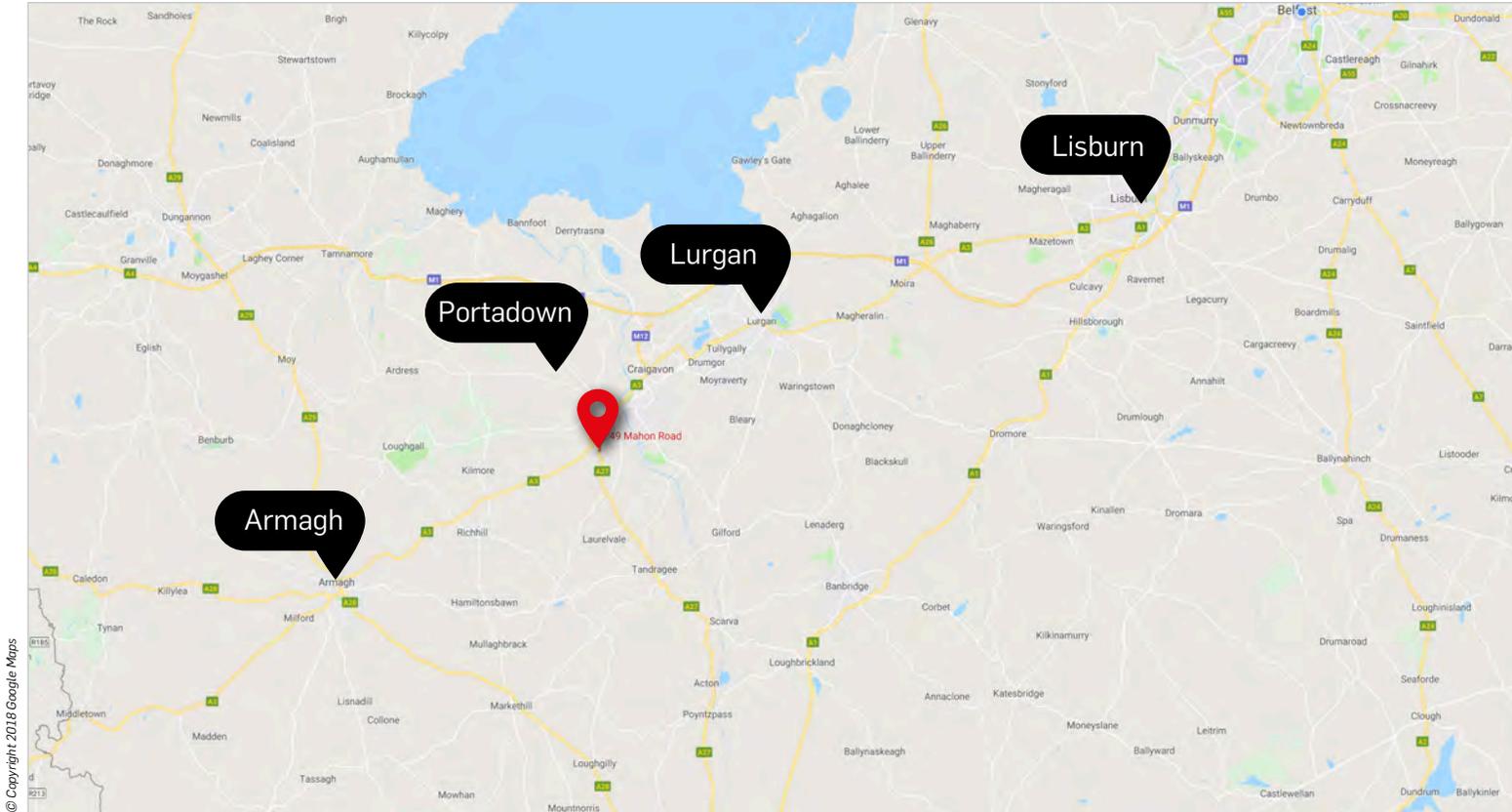
We have reviewed the local area plan, The Craigavon Area Plan 2010, and understand from the map extract below that the subject property is zoned as 'white land' and is located within the Development Limit.



*For indicative purposes only*







## Stamp Duty

This will be the responsibility of the purchaser.

## Asking Price

Price on application.

## Rates

To be assessed.

## VAT

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

## Contact

**David McNellis**  
**028 9050 1501**  
**dmcnellis@lisney.com**

Or

**Stephen Deyermund**  
**028 9024 7111**  
**stephen.deyermund@TDKproperty.com**

## 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/uk/si/2017/692/made>

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.

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