



FOR SALE

Silverwood Road, Lurgan

PROMINENT ZONED DEVELOPMENT LANDS – C.6 ACRES (2.43 HA)

Property outline for indicative purposes only



Commercial Real Estate
From every angle

Silverwood Road Lurgan

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Features

Prominent site with extensive frontage to Silverwood Road – c.505 feet (c.154 metres)

Lands currently zoned in Craigavon Area Plan 2010 – L/I 6 (light industry and warehousing)

Strategic location with excellent accessibility to motorway network and town centre

Site area – c.6 acres (2.43 Ha)

LOCATION

Lurgan is a long established town, lying within the Craigavon conurbation which benefits from strong road and rail connectivity.

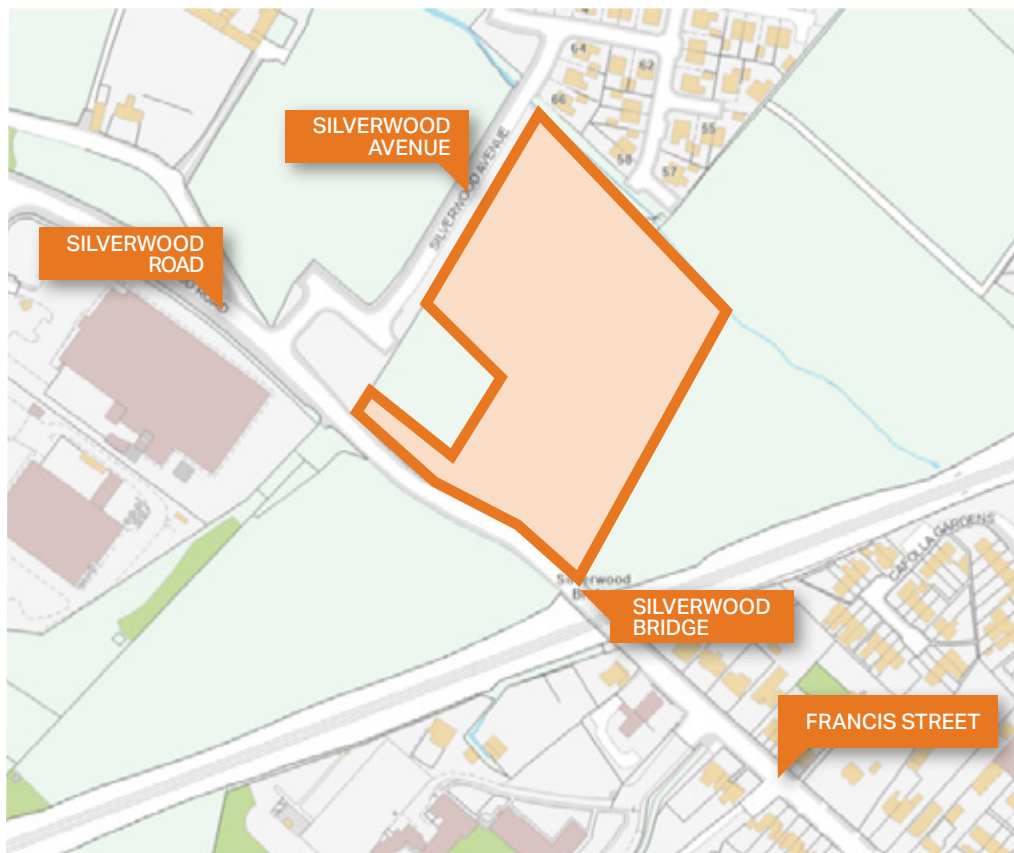
- c.25 miles south west of Belfast
- c.10 miles from Lisburn.
- c.5 miles from Portadown
- c.25 miles from Belfast International Airport

Subject lands front onto Silverwood Road convenient to the town centre and Northern Ireland's motorway network . The nearest junction is c 1.5 miles from the lands.

Well known occupiers in the area include NIE, Terex, United Wine Merchants, Tracco, Americold Logistics, Morgan McLernon, Agri Health NI Ltd, United Wine Merchants and Cubis Systems.



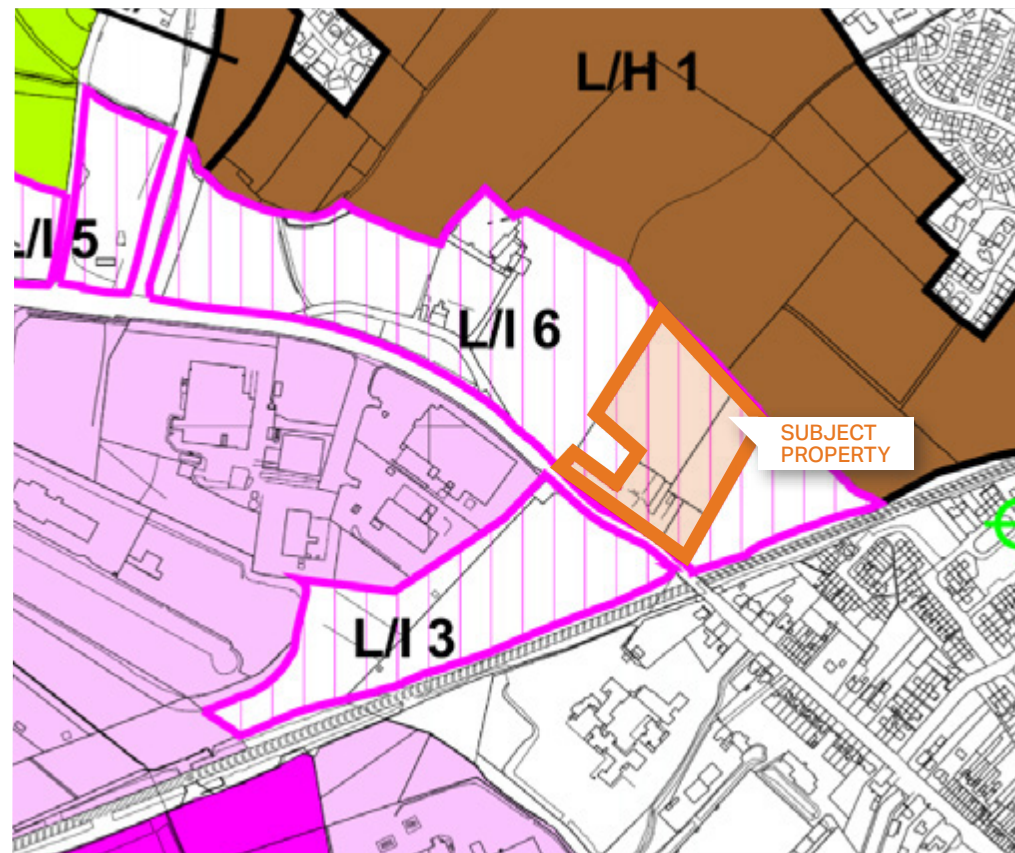
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DESCRIPTION

Comprising c.6 acres (c.2.43 Ha) the subject lands are currently in agricultural use and are accessed off the Silverwood Road. The plot is level and broadly 'L' shaped in configuration.

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PLANNING

Within the Craigavon Area Plan 2010 the lands are designated for Light Industrial use (L/I 6 – light industry and warehousing) and provide an opportunity for industrial, manufacturing, logistics and other business related development, subject to formal planning, access, and drainage approval.

TITLE

Understood to be held Freehold

PRICE

Price on application.

LOCATION



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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/ukfsi/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 Ambit CRE. 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. **Please Note** The Directors of Ambit CRE 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property. **REF 25645**



Commercial Real Estate
From every angle

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VIEWING
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