



FOR SALE

Lands at Parkmore, Knockmenagh Road, Craigavon BT64

INDUSTRIAL ZONED LAND EXTENDING TO C.2.35 ACRES (0.95 HA)

Property outline for indicative purposes only



Commercial Real Estate
From every angle

Lands at Parkmore Knockmenagh Road Craigavon BT64

**INDUSTRIAL ZONED LAND
EXTENDING TO C.2.35 ACRES
(0.95 HA)**

Features

Industrial zoned land extending to
c.2.35 acres (0.95 ha)

Situated within the established Craigavon
urban area settlement limit

Forms part of wider C/I 3 – Land South of
Mandeville Road – industrial zoning

Prominent position with frontage to both
Knockmenagh Road and Clanrolla Road

Excellent connectivity to the A3 dual
carriageway and M1 Motorway

Freehold interest offered for sale

Unconditional offers sought, subject to
contract

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LOCATION

The property occupies a convenient position immediately off Knockmenagh Road on the south-eastern edge of Craigavon, strategically situated between the established urban centres of Portadown and Lurgan. The surrounding area comprises a mix of established residential neighbourhoods, agricultural land and existing and proposed employment uses.

The property benefits from excellent connectivity to the wider road network, with the A3 dual carriageway easily accessible and providing convenient connections to Portadown, Lurgan and the wider Craigavon area, together with onward access to the M1 Motorway at Junction 11. The M1 Motorway provides direct connectivity east towards Belfast and west towards Dungannon.

Craigavon is an established regional commercial and employment centre and benefits from an extensive range of retail, leisure, healthcare and other amenities. Rushmere Shopping Centre and Craigavon Area Hospital are both located within close proximity, while the wider Portadown and Lurgan areas provide a comprehensive range of additional services and amenities.



DESCRIPTION

The property comprises a broadly triangular parcel of undeveloped land extending to c.2.35 acres (0.95 ha), positioned on the southern side of Knockmenagh Road at its junction with Clanrolla Road.

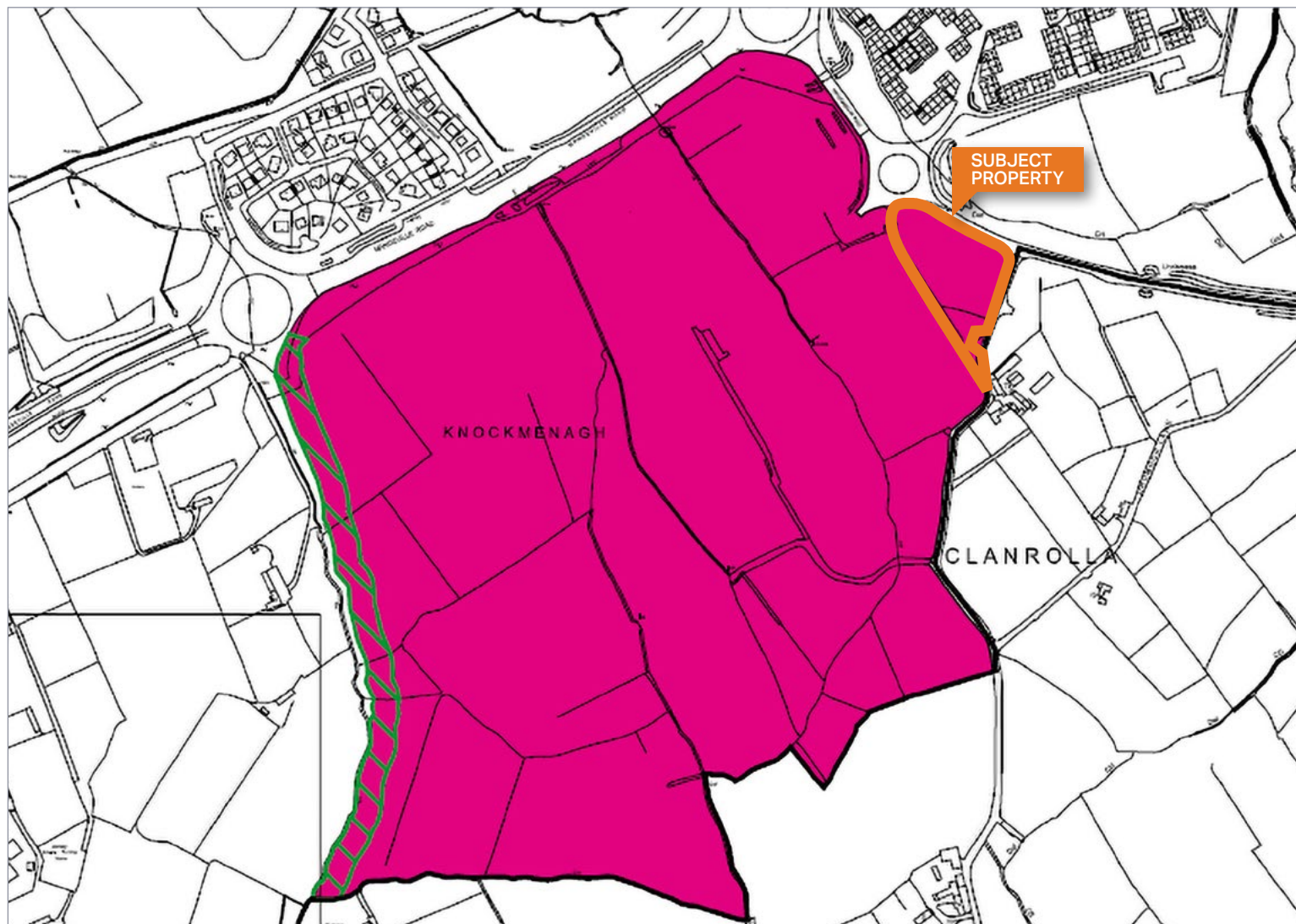
The site benefits from frontage to both Knockmenagh Road and Clanrolla Road, providing a prominent position within the wider Parkmore / Knockmenagh area.

Mature trees and vegetation extend across much of the site. We are not aware of any Tree Preservation Orders affecting the property and interested parties should satisfy themselves in this regard. The site has a gentle gradient, falling gradually towards Knockmenagh Road, with no significant changes in level.

An informal opening and unmade track provide access to the property from Clanrolla Road.

Property outline for indicative purposes only





PLANNING AND DEVELOPMENT POTENTIAL

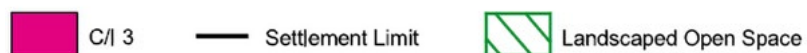
The property is situated within the Craigavon urban area settlement limit.

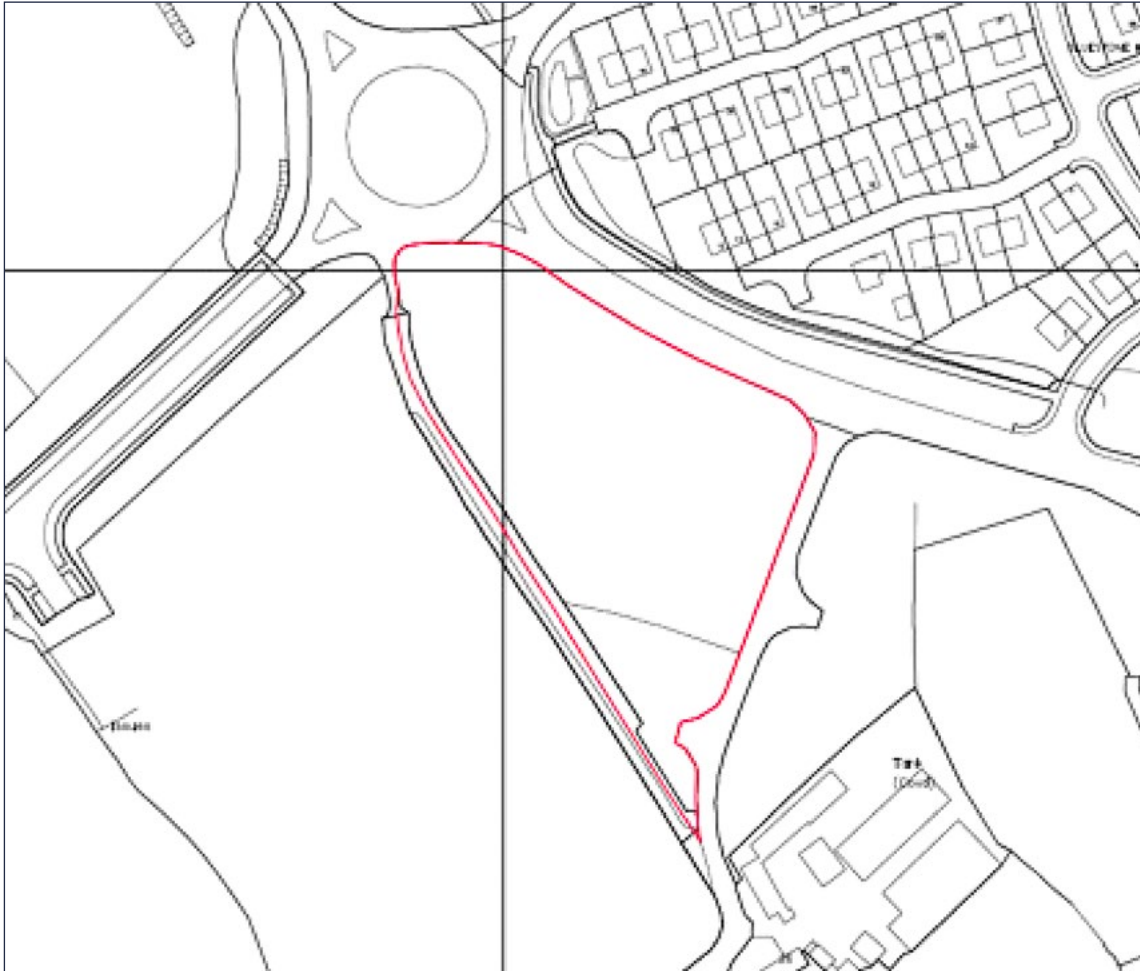
Under the adopted Craigavon Area Plan 2010, the property forms part of the wider C/I 3 – Land South of Mandeville Road – industrial zoning, which extends to a total of c.103 acres (41.72 ha).

The zoning provides for the wider area to accommodate industrial development, subject to the relevant planning policies and site-specific requirements.

Whilst there are currently no live planning applications affecting the property itself, planning permission was granted in March 2023 under reference LA08/2022/0001/F for a substantial food processing facility across land located immediately to the west.

Industry Zoning - Key Site Requirements





TITLE

The property is understood to be held Freehold under Folio 5151.

PROPOSAL

We are instructed to seek offers in excess of £350,000, exclusive.

Interested parties should note that the Vendor will have sole discretion to accept or reject any offer and is not bound to accept the highest (or indeed any) offer received.

FURTHER INFORMATION

Further legal and property related information can be made available upon request.

STAMP DUTY

Stamp duty will be the liability 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/uksi/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 25859**



Commercial Real Estate
From every angle

FOR MORE INFORMATION

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VIEWING

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by appointment
with the sole agent
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