

FOR SALE

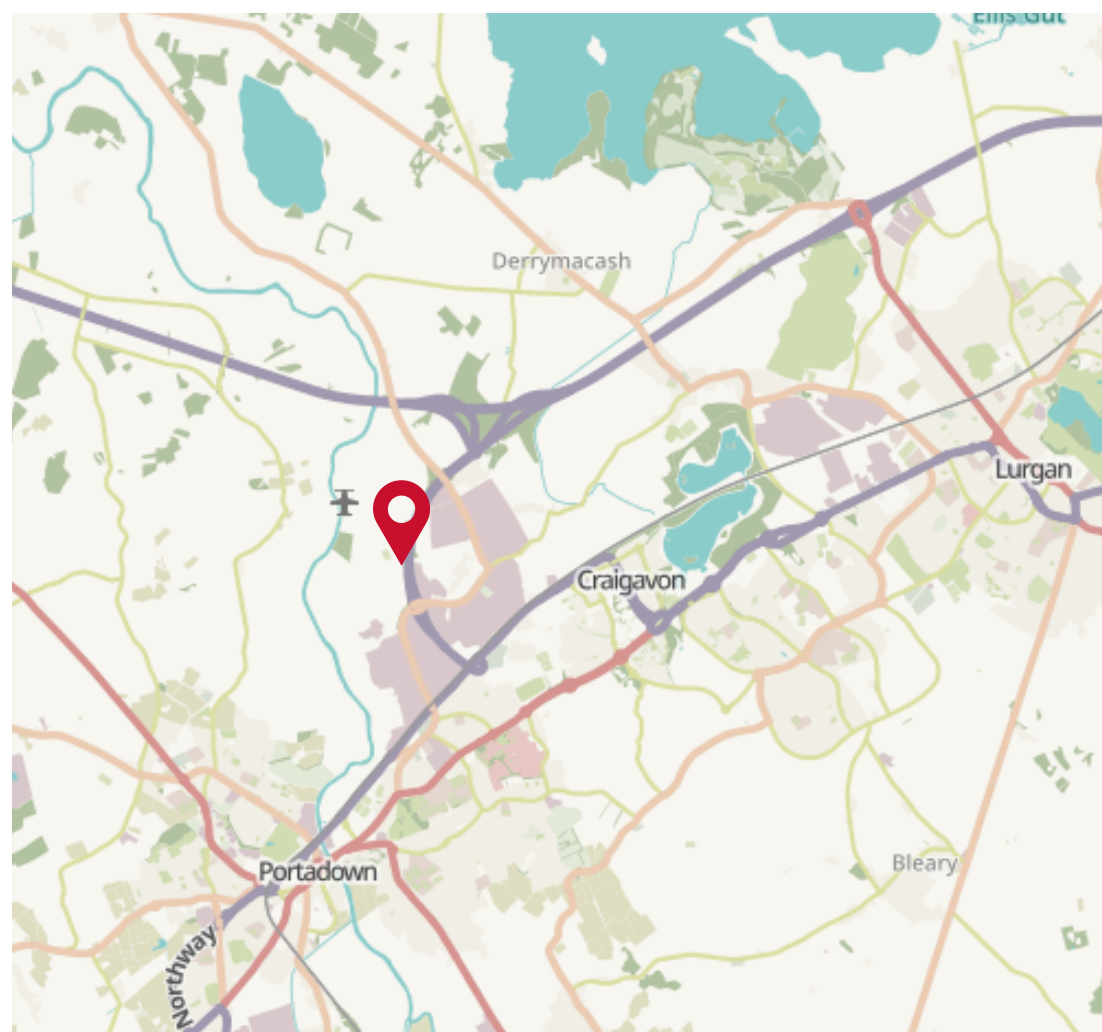
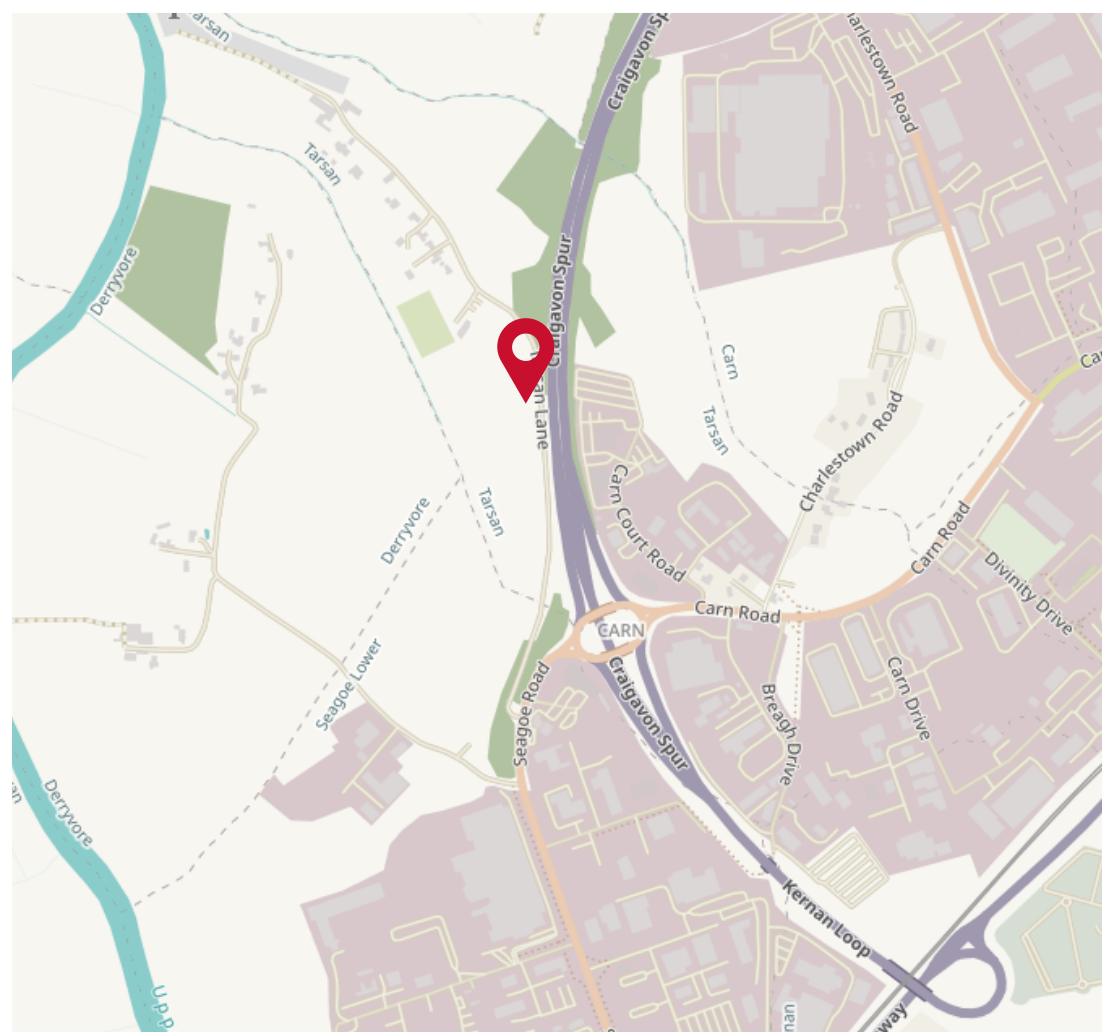
**Lambert
Smith
Hampton**



Indicative Site Outline Only

Lands at Tarsan Lane, Portadown

**Approximately 10 acres of agricultural
lands on the edge of the Development
Limit.**



LOCATION

The subject site is located on Tarsan Lane in Craigavon. Craigavon is located in County Armagh, strategically positioned between Belfast and Dublin along the M1 motorway. The area is known for its attractive green spaces, lakes, and parklands and most notably Craigavon Lakes, offering a balance of urban convenience and natural surroundings. With strong transport links and proximity to key regional centres, Craigavon serves as an important commercial, residential, and industrial hub within the Mid Ulster region. Portadown is situated just 2.30 miles south west of the subject and benefits from good connectivity via the M1 motorway network, as well as regular rail links from Portadown Station.

The subject lands lie adjacent to the M12, just one mile south from its intersection with Junction 11 of the M1 Motorway. Seagoe Industrial Estate is located just 0.3 miles south of the subject lands where key occupiers including Almac, Moy Park and Thompson Aero Seating are situated. Charlestown Industrial Estate is situated just 0.50 miles east of the subject while a number of car garages including Mercedes-Benz, Portadown Audi and Prentice BMW are all within close proximity to the subject lands.

Access to the site is taken directly from Tarsan Lane, which is situated directly off Seagoe Road, just 150 metres from its intersection with the Seagoe Road / M12 / Carn Road roundabout.



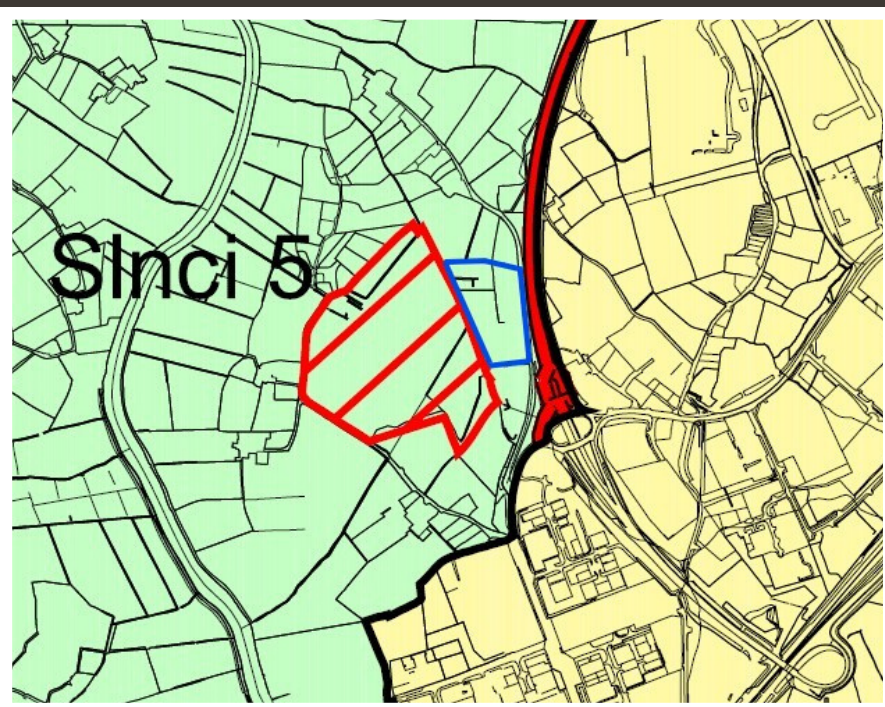
DESCRIPTION

The subject lands are situated immediately west of Tarsan Lane which currently have one existing point of access approximately half way along its eastern boundary.

The subject lands are regular in shape and extend to an area of approximately 10 acres. The lands are currently used for agricultural purposes and have a frontage of around 240 metres on Tarsan Lane.

ZONING

The lands are zoned as Greenbelt under the Craigavon Area Plan 2010 and are situated just outside of the Development Limit. While the lands aren't presently zoned for development, their proximity to the settlement boundary may offer longer-term development potential, subject to necessary planning approval etc. The subject lands are indicatively outlined in blue below highlighting their proximity to the Development Limit.





Carn Cold Store

Charlestown Industrial Estate

Nacco Industries

Mercedes-Benz

Portadown Audi

Manfreight

Prentice BMW

Subject Lands

M12



TITLE

Assumed Freehold/Long Leasehold subject to nominal ground rent.

ASKING PRICE

Offers invited in the region of £350,000 exclusive.

VALUE ADDED TAX

All prices are quoted exclusive of VAT, which may be payable.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

For Further Information

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