

# Lands at Charlestown Road, Carn, Portadown, BT63 5PP

For Sale

Development opportunity lands (subject to planning) extending to approximately 3.70 acres (1.50 hectares)



Lambert  
Smith  
Hampton



## Location

The subject lands are situated on the Charlestown Road / Charlestown New Road in Portadown, and are only approximately 140m from the Carn Road. Due to its proximity to the M1 Motorway at Junction 11, the land is strategically located to offer ease of access to the east and west of the province, as well as having good road links to Belfast International Airport, Belfast City Airport and the port terminals in both Belfast and Larne Harbours.

- 27 miles from Belfast International Airport
- 32 miles from Belfast Port.
- 32 miles from Belfast City Airport
- 50 miles from Larne Port.
- 84 miles from Dublin Airport
- 89 miles from Dublin Port.

## Description

The subject lands extend to approximately 3.7 acres with frontage onto both the Charlestown Road and Charlestown New Road.

Surrounding occupiers in this popular location include Hyster Yale Group, Irwins Bakery, Wilsons Country, Charles Hurst and AJ Power.

The land is suitable for a variety of uses subject to the necessary planning consents.

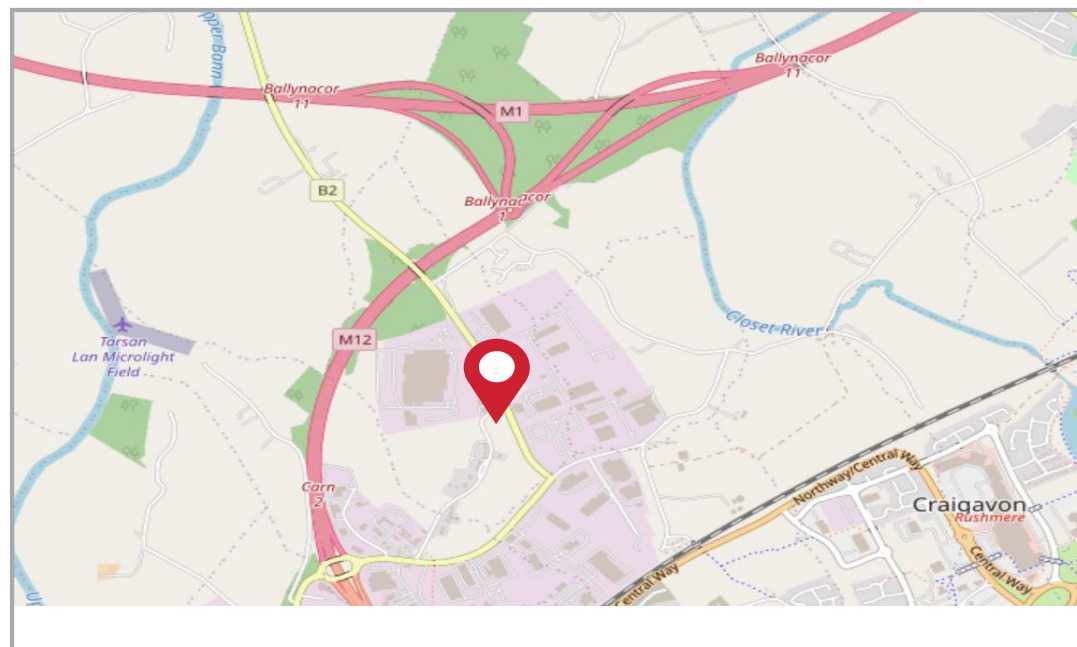
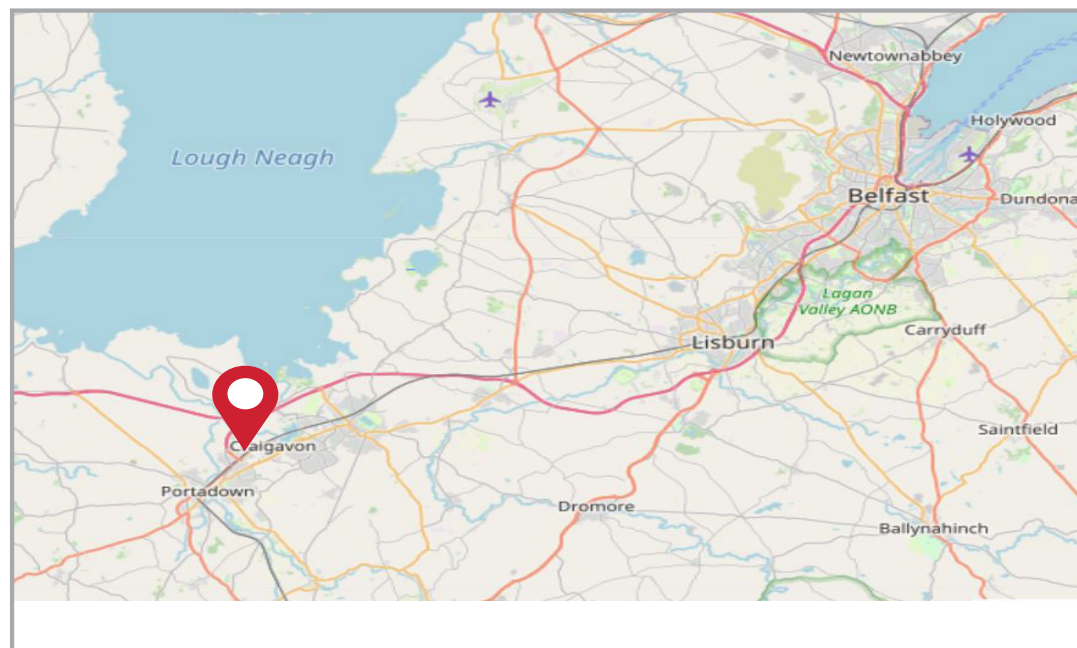
## Site Area

Approximately 3.7 acres (1.50 hectares)

## Planning

As per the Craigavon Area Plan 2010, the land is situated within the development limit of Portadown. The land is zoned white land and is within Carn Local Landscape Policy Area – Designation C/LLPA 1.

There is no current planning permission on the site.



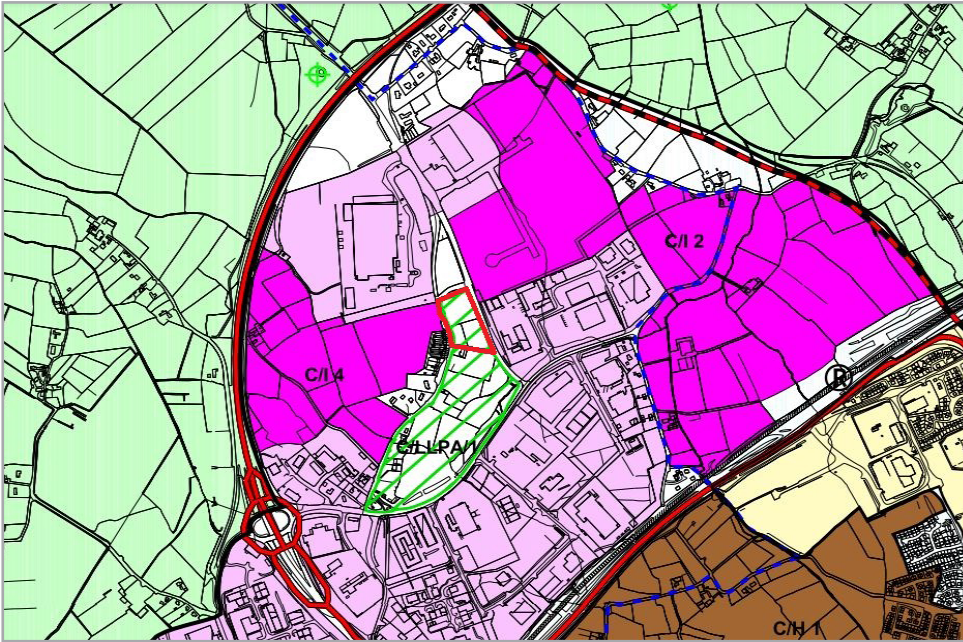
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Craigavon Area Plan 2010 Extract Map

## Price

Price on Application.

## Stamp Duty

This will be the responsibility of the Purchaser.

## Title

Assumed freehold / long leasehold.

## Value Added Tax

All prices, outgoings etc., are exclusive of but may be subject to VAT.

## Further Information

For further information, please contact:-

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**Lambert  
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