



FOR SALE

Plots 88-95, Nicholson Green, Main Street, Donaghcloney, BT66 7UY
Residential Development Opportunity

Lisney

Features

- Site area c 0.35 acres.
- Full Planning Permission for 8.no Houses (part of approval ref LA08/2016/1444/F), 6 no. semi detached and 2 no. detached.
- Located within the well established 'Nicholson Green' development where 26 houses have already been built and sold.
- Situated in the historic mill village of Donaghcloney.
- In close proximity to local facilities and amenities.
- Estate roads, service strips and ducts are adopted.
- Building control approval secured.
- Opportunity may exist to acquire additional adjacent lands (details on request).

Location

Donaghcloney village lies adjacent to the River Lagan between Lurgan (5 miles) and Banbridge (6 miles) but is also within easy reach of Moira and Lisburn both of which are served by railway stations providing access to Belfast and Dublin. There is easy access to the major roads network via the M1 motorway (6.5 miles).

The site lies within the well established 'Nicholson Green' development on the edge of the village of Donaghcloney.



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Description

Property comprises a regular shaped site of c. 0.35 acres with full planning permission to develop 8 no. houses.

The site is fully serviced and the estate roads, service strips and ducts are adopted.

Planning

The subject sale falls within the approvals granted for a larger development scheme under planning application reference N/2010/0334/F (111 units) and subsequent approval, for change in house type, granted under planning application reference LA08/2016/1444/F.

Approved Scheme

BEDS	PLOT	TYPE	SQ FT
3	88	Detached	935
3	89	Semi Detached	969
3	90	Semi Detached	984
3	91	Semi Detached	928
3	92	Semi Detached	969
3	93	Semi Detached	969
3	94	Semi Detached	984
3	95	Detached	935

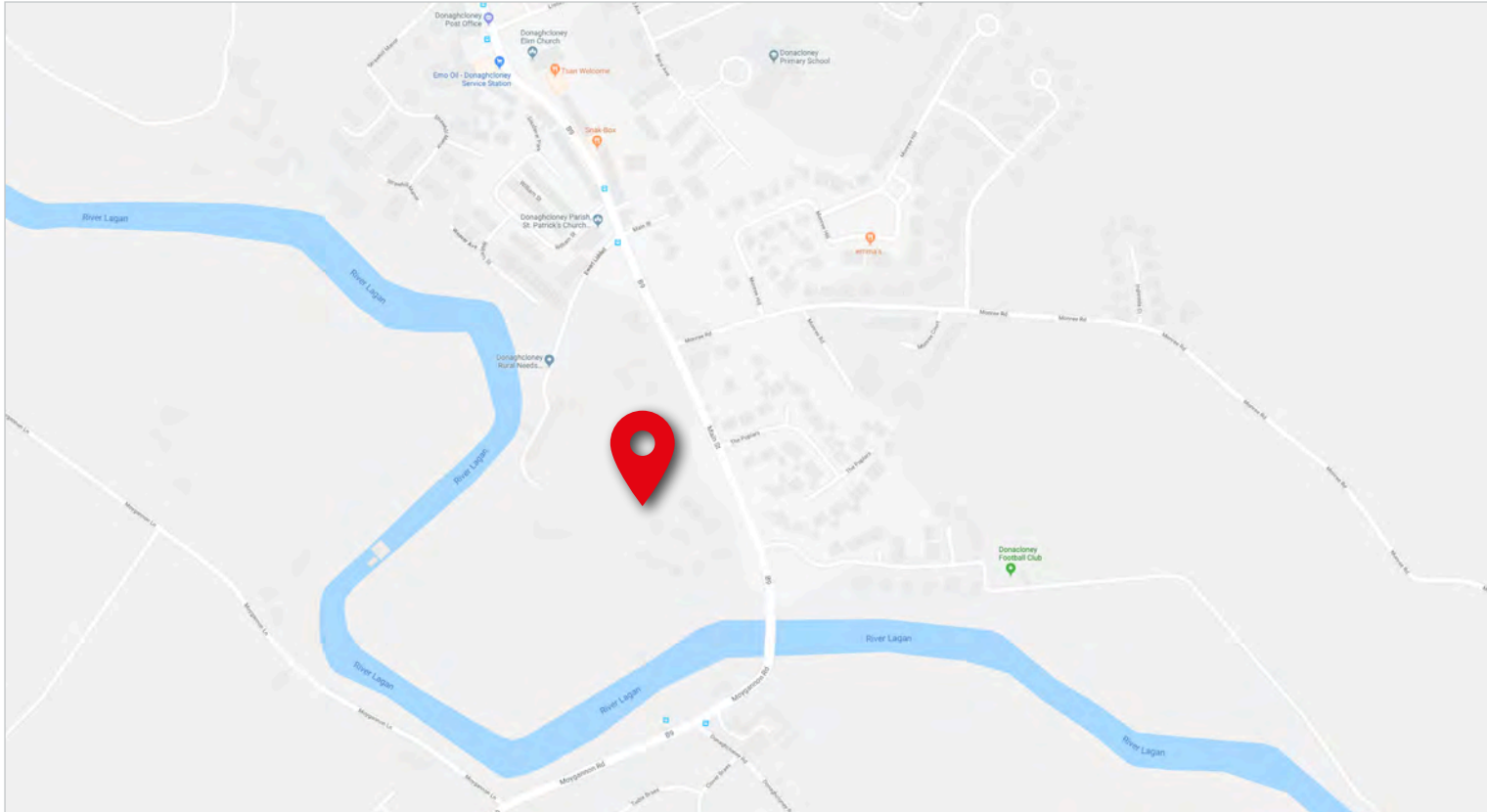


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028 9050 1501



Asking Price

Offers in the region of £150,000

Title

Assumed long leasehold.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Contact

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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 - <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.

Lisney

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