

## RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION

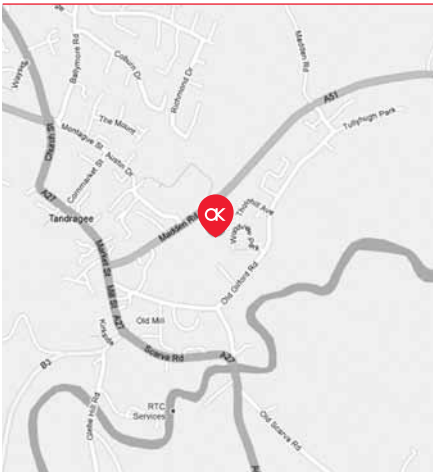
**1.08 ACRE SITE (0.437 HECTARES)**

**SOLD WITH THE BENEFIT OF VACANT POSSESSION**

### PROPOSED LAYOUT



### LOCATION MAP



The lot details are for information and identification purposes only and do not constitute part of the auction contract. Prospective buyers are advised to read the Important Notices and Conditions of Sale. All areas indicated are approximate and therefore cannot be relied upon

### LOCATION

The development opportunity is located on the edge of Tandragee on the A51 Madden Road towards Gilford. The site is located opposite Tandragee Enterprise Park and Recreation Centre within an established residential area. Tandragee is located in Co. Armagh 6 miles (10 km) south of Portadown and 8 miles (13 km) west of Banbridge.

### DESCRIPTION

This is a greenfield rectangular shaped site fronting Madden Road. The foundations for a pair of semi-detached and 4 No. townhouses have been laid to the rear of the site.

### ACCOMMODATION

#### Site Area

1.08 acres (0.437 hectares)

#### PLANNING

The site has full planning permission approved for a housing development comprising 13 No. dwellings (Application No: 0/2005/0946/F) approved 16 November 2005. The site is located within the local development limit as outlined in the Draft Armagh Area Plan 2018

### DEVELOPMENT OPPORTUNITY

This is a ready to go site for a local builder/developer.

#### EPC

An Energy Performance Certificate (EPC) is not required.

#### VAT

All figures quoted are exclusive of and may therefore be liable to VAT.

#### TITLE

We understand that the property is held Freehold/ Long Leasehold. Please refer to vendor's solicitor for Title Pack or download from the Osborne King website ([www.osborneking.com/auction](http://www.osborneking.com/auction)).

#### VIEWING

Contact Osborne King's Auction Team.



#### Solicitor

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