

An aerial photograph of a residential area. A plot of land, outlined in yellow, is situated in the center-right of the image. The plot appears to be a mix of bare earth and some vegetation. To the left of the plot is a large green lawn. To the right is a large white building with a corrugated metal roof. The surrounding area includes various houses, streets, and parked cars.

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FOR SALE

31/31C Avenue Road, Lurgan, Co. Armagh, BT67 9DR

c. 0.27 acre development opportunity — subject to obtaining the necessary consents

LOCATION / DESCRIPTION

Lurgan is a well-established market town within the Armagh City, Banbridge and Craigavon Borough Council area, serving as an important commercial and service centre for the surrounding population and wider rural hinterland.

The subject property occupies a prominent position on Avenue Road, providing convenient access to Lurgan town centre and the wider local road network. The location benefits from good connectivity to the surrounding urban centres, including Craigavon and Belfast, supporting its suitability for commercial use / development, STPP.

The site extends to c. 0.27 acres and is suitable for a variety of uses, subject to the necessary planning consents.

SALES DETAILS

PRICE: Price On Application

TITLE: Assumed Freehold

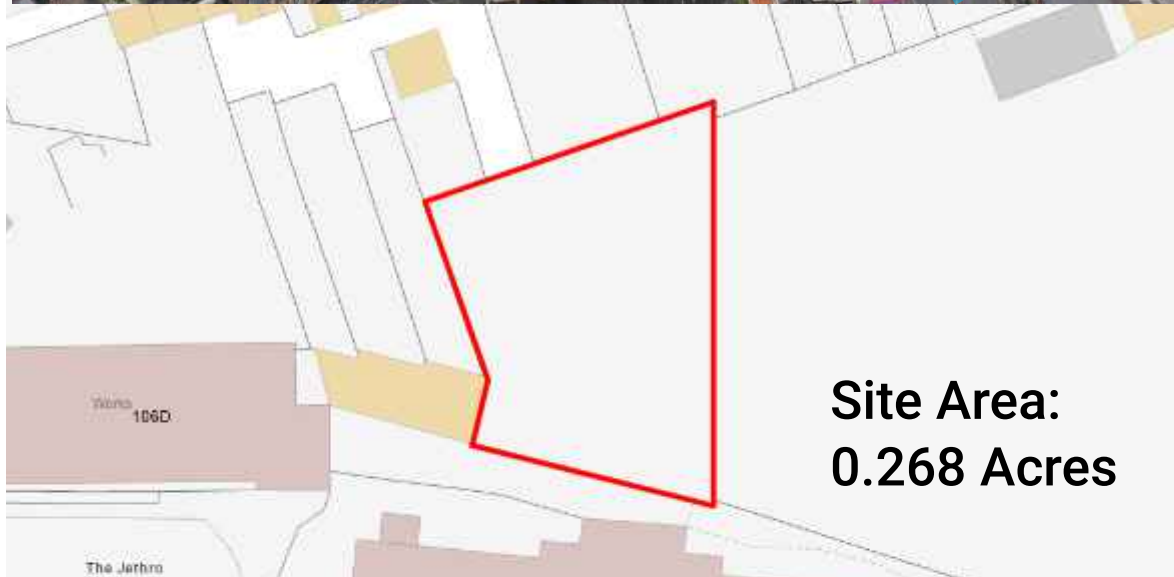
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE C5125



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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