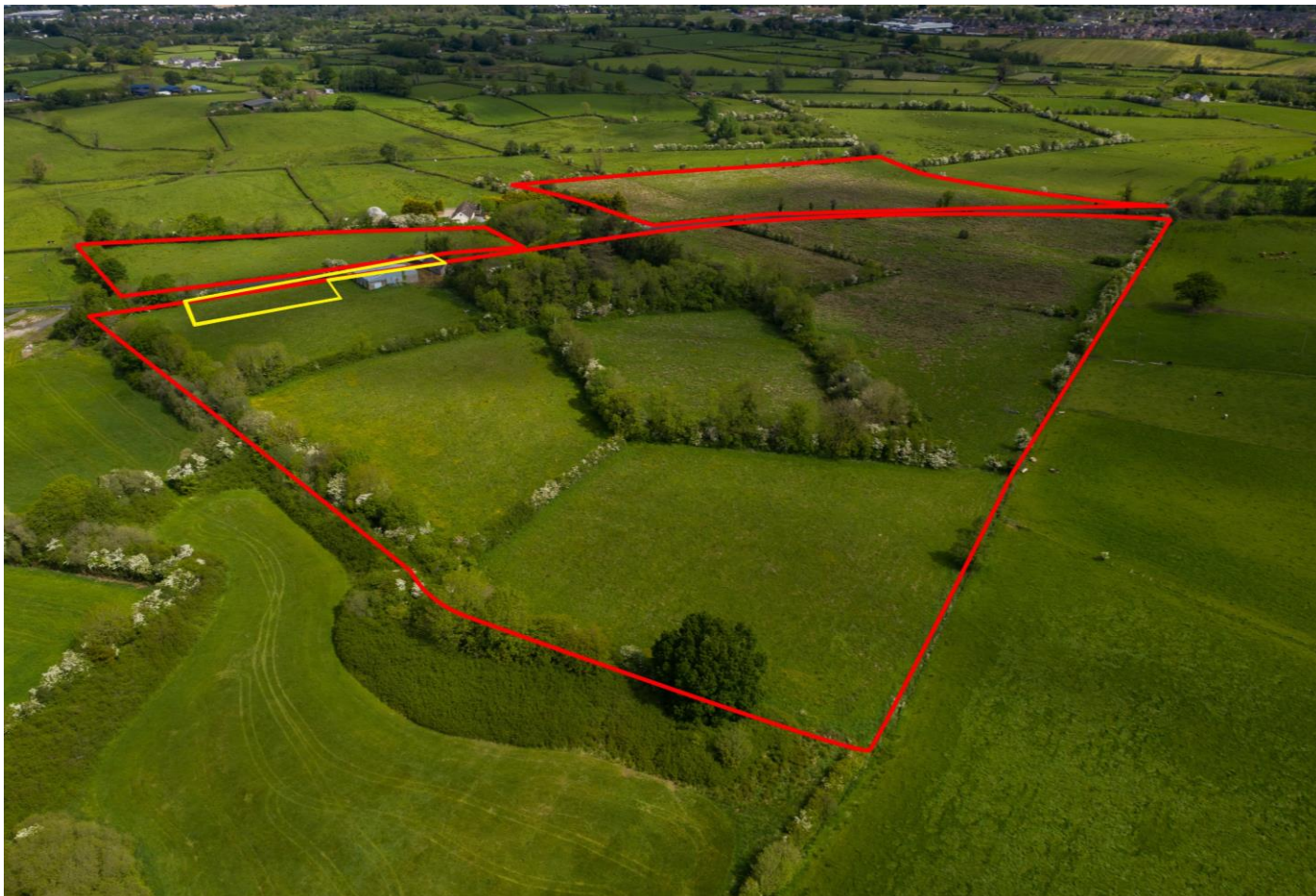


FOR SALE

# LANDS EXTENDING TO 33.85 ACRES (13.70 HA)

50 CRANNY ROAD, PORTADOWN, BT65 5SP



- The property comprises a unique opportunity to acquire a small holding extending to approx. 13.70 ha (33.85 acres) to include a two storey dwelling with a range of outbuildings and a site with previous outline planning permission for a dwelling.
- The lands extend to approx. 13.17 ha (32.55 acres) and are laid out in fields of good size and shape, bounded by trees and hedgerow.
- To the east of the main dwelling house there is a site of approx. 0.10 ha (0.25) acres (outlined in yellow) which previously had outline planning permission for a dwelling.
- Located approx. 1.24 miles from Craigavon and Bleary, there are a wide variety of amenities within close proximity.

SAVILLS NORTHERN IRELAND  
Longbridge House, 16-24 Waring Street,  
Belfast, BT1 2DX

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## Location

The property is located fronting Cranny Road approximately 150 meters from the junction of Ballygargan Road with Craigavon and Bleary being approx. 1.24 miles distant.

## Description

The property comprises a small holding extending to approx. 13.70 ha (33.85 acres) to include a two storey house in need of refurbishment, along with a range of outbuildings. The offering also includes a site which previously benefitted from outline planning permission for a dwelling ref; LA08/2015/0699/0 with a further application for renewal submitted to Armagh, Banbridge & Craigavon Council on 01 Feb 2019 ref; LA08/2019/0172 - decision pending. Plans are available upon request.

## Sales Details

The property is being offered as a whole or in 4 lots as follows;

Lot 1 - Approx. 33.85 acres in total to include two storey house and site with previous outline planning permission - £425,000 (Four Hundred and Twenty-Five Thousand Pounds)

Lot 2 - Lands to north of Cranny Road approx. 11.19 acres - £135,000 (One Hundred and Thirty-Five Thousand Pounds)

Lot 3 - Site with previous outline planning permission for a dwelling (outlined in yellow) - £40,000 (Forty Thousand Pounds)

Lot 4 - Two storey house and site with planning permission on lands extending to 22.66 acres - £290,000 (Two Hundred and Ninety Thousand Pounds)

## Rates Assessment

We are advised by LPS as Follows;

Capital Value - £160,000

Domestic Rate in the £ 19/20 - £0.008886

## Title

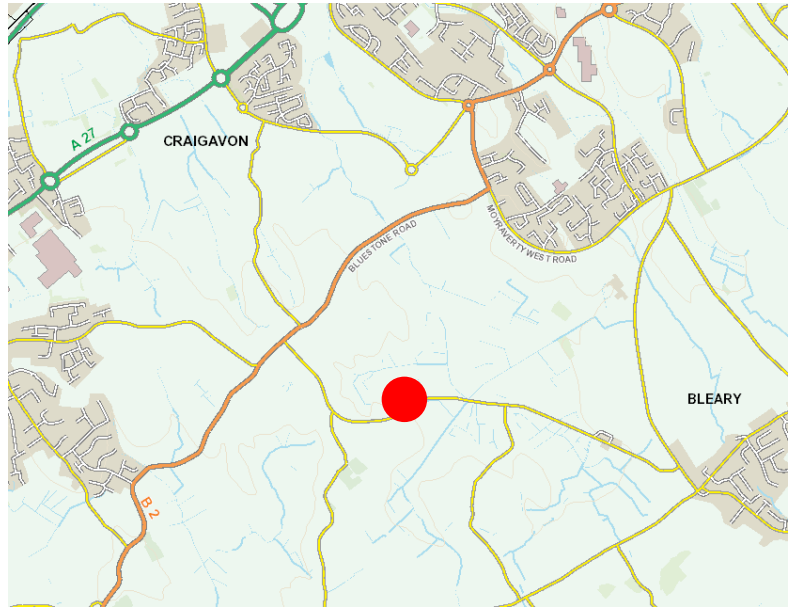
We understand the property is held freehold.

## Services

Mains water with drainage by way of septic tank.

## Inspection

Strictly by prior appointment with the selling agent.



## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

## EPC

E96 – certificate available upon request

## Contact

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- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.