

GUIDE PRICE
£15,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
7th April 2021



59 Dunbarton Street, Gilford, Craigavon, County Armagh BT63 6HJ

Long leasehold derelict listed dwelling in Dangerous Condition on a site of approximately 0.04 ha (0.12 acres) with development potential subject to consents – Full vacant possession

Bid1.

Property Summary

- Long leasehold derelict listed dwelling
- Site area 0.04ha (0.12 acres)
- Development potential (subject to consents)
- Full vacant possession

Location

Situated on Dunbarton Street on the outskirts of the village centre in an area mainly populated by residential housing and a number of independent commercial units.

Gilford is a large village located approximately 6 miles from Banbridge and circa 7 miles from Portadown, being within the Armagh, Banbridge and Craigavon Council Area.

The village at one time hosted a large linen mill which was the main employer for the village and recipient of raw material produced in the local area. It has a typical village centre with a range of small retail units serving the local community, supported by a much stronger retail offering in neighbouring towns such as Portadown, Lurgan and Banbridge.

Description

Derelict former dwelling on a site of approximately 0.04 ha (0.12 acres) which falls away to the rear. Development potential subject to the necessary consents.

The property has not been inspected by the auctioneers and interested parties must rely on their own enquiries.

Lease Details

Held on a lease for a term of 10,000 years from 15/10/1966 at a ground rent of 1 shilling

Planning

The property has potential for re-development subject to the necessary planning consents. Prospective purchasers must rely on their own enquiries in this regard.

Note

The property is in a derelict and dangerous condition and thus potential purchasers are advised to view the property from the roadside and not enter the premises. If prospective purchasers do so, then it will be entirely at their own risk.



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