



FOR SALE

1 & 2 GOSFORD PLACE AND 22 RUSSELL STREET, ARMAGH, BT61 9AR

FULLY APPROVED , GRANT ASSISTED, REFURBISHMENT/DEVELOPMENT OPPORTUNITY OVERLOOKING 'THE MALL' - C 22,200 SQ FT

Lisney

Features

- ◆ Former HQ office building, now fully approved for residential refurbishment (19 no. units) with on site parking. Potential for an additional unit, subject to formal approval.
- ◆ Potential for further 'mews' residential / commercial development on adjacent lands, subject to formal approvals.
- ◆ Part Grade BI 'Listed'.
- ◆ Grant assistance to support the refurbishment of the 'Listed' block approved - details on request.
- ◆ Floor area of main block - c 22,200 sq ft
- ◆ Site area a) Main block - 0.19 acre
b) Rear plot - 0.15 acre
- ◆ City centre location overlooking 'The Mall'.
- ◆ Building is connected to Openreach and Virgin business fibre networks. Armagh is connected to Project Kelvin providing enhanced connectivity especially to North America.

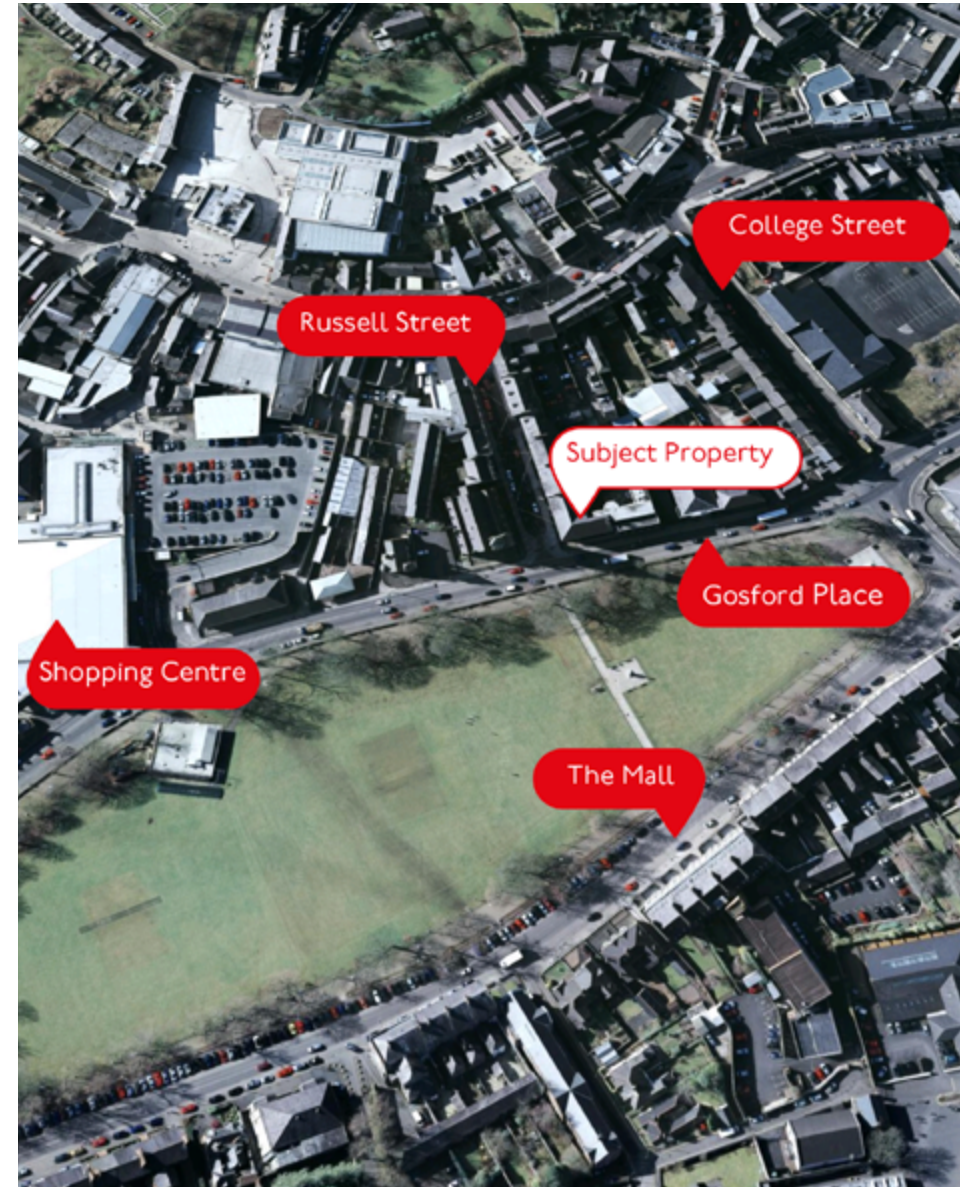
Location

Armagh is a Cathedral city situated c. 40 miles south west of Belfast and 18 miles north east of Newry.

The city is well connected via a number of arterial routes including the A3, Portadown Road and the A28, Newry Road.

The subject property occupies a prominent corner position with frontages to Gosford Place and Russell Street. The area is mixed use in character with a range of historic public buildings, offices, churches, retail and amenities all located nearby.

The Mall Shopping Centre is within easy walking distance.



Description (see aerial photo/site boundary)

The subject property comprises an imposing 4 storey over basement building, part listed, which is understood to date from the 1830's and part unlisted, understood to have been built in 1970's. Access is currently achieved from the front elevation and via points on College and Russell Street over common space.

Within this common space to the rear and included in the sale is a range of dilapidated commercial buildings, currently in storage use, and a plot used as a parking area. Subject to formal approval, once cleared this plot provides an opportunity for 'mews' style residential/commercial redevelopment.

The entire main block has been stripped of all previous office sub divisions and is now ready for refurbishment. The upper floors are served by a lift and there is currently a roof garden area with panoramic views over 'The Mall' and beyond.

Listed Building

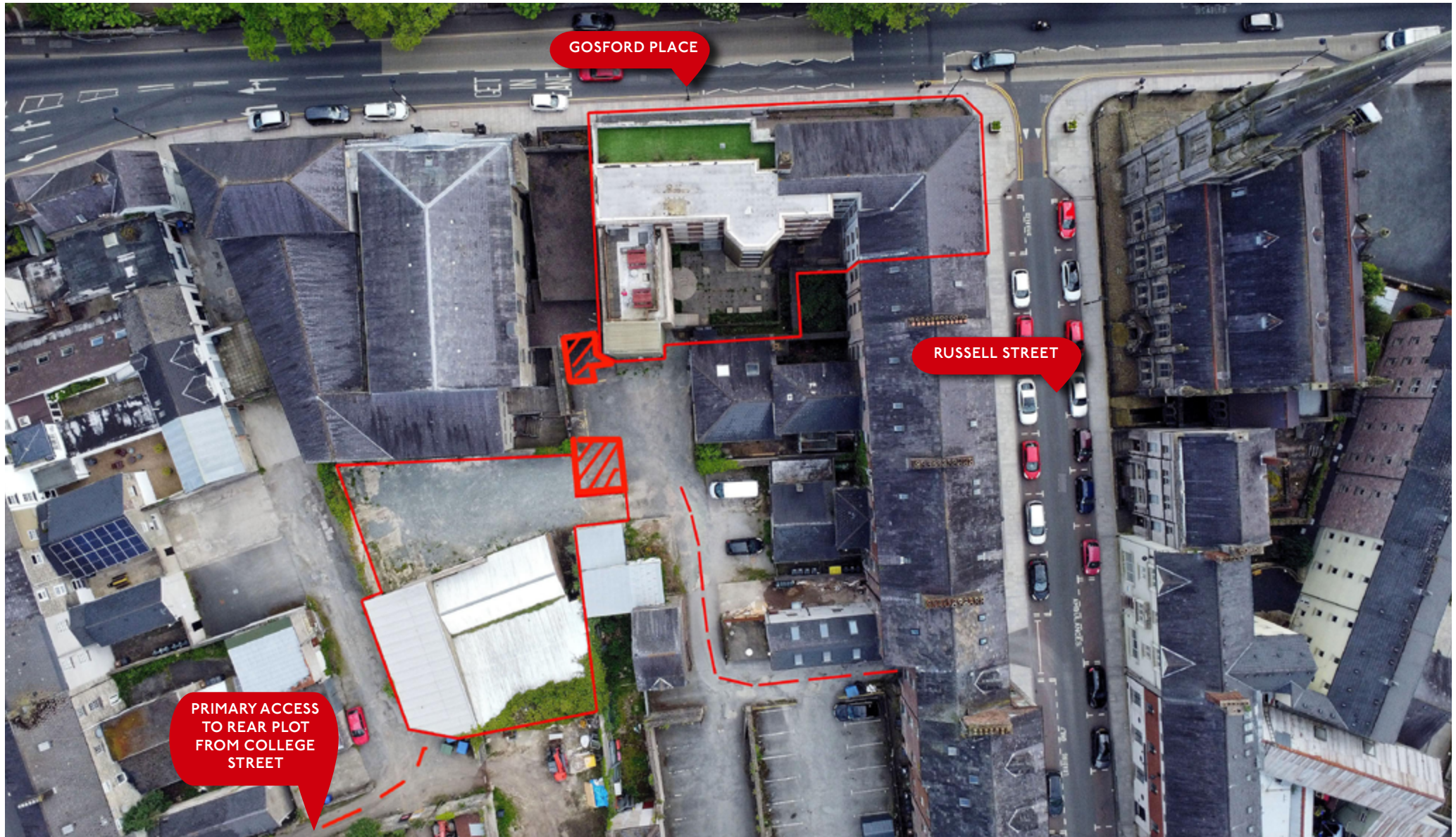
We understand the property in part is listed Grade BI (Reference number HB15/I7/021 – 5 November 1997).

Accommodation

Description	Sq. M	Sq. Ft
Basement	442.02	4,758
Ground Floor	439.26	4,728
1st Floor	438.35	4,718
2nd Floor	438.35	4,718
3rd Floor	301.68	3,247
TOTAL GROSS AREA	2,059.66	22,171
Main Site Area	0.19 acre	
Rear Site Area	0.15 acre	



Aerial Photo - Site Boundaries



Planning

As per Armagh Area Plan 2004, the subject property is located within the Armagh City Conservation area.

Full planning approval and Listed Building Consent (Ref LA08/2020/1296/F and LA08/2020/1296/LBC) for refurbishment into 19 no. apartments has been secured. The approved scheme permits a mix of 1, 2 & 3 bedroom units.

Plans and schedule of floor areas available on request but in summary:

1 beds - 4 no.

2 beds - 11 no.

3 bed - 4 no.

Net area 15,497 sq ft

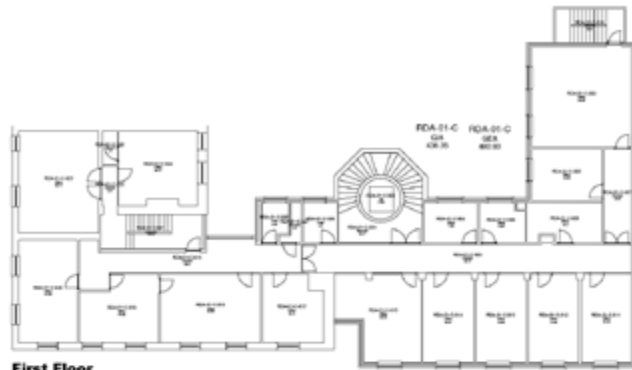
Subject to formal approval it may be possible to create a further unit on the fourth floor, details upon request.

Building Control and Grant Approval has been secured.

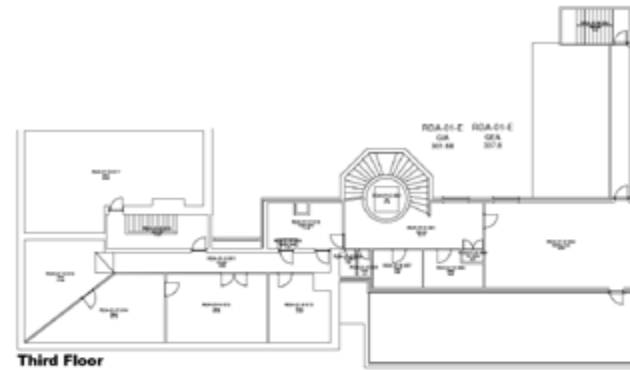
Alternatively there may be scope to consider alternative uses such as boutique hotel, subject to formal approval.



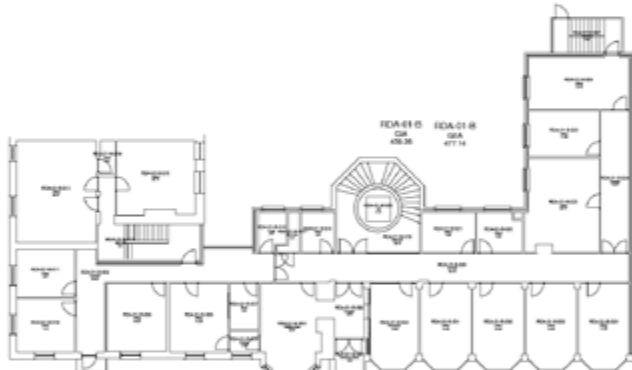
FLOOR PLANS - Previous Office Use



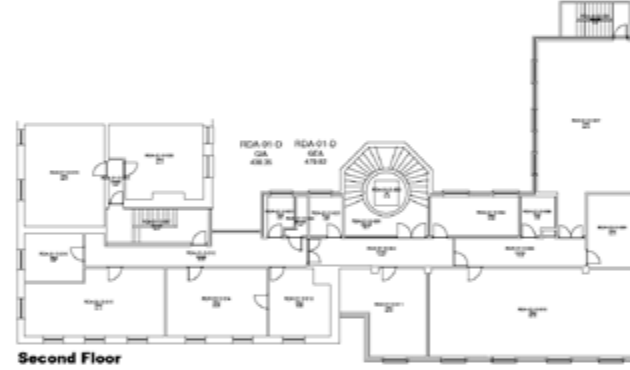
First Floor



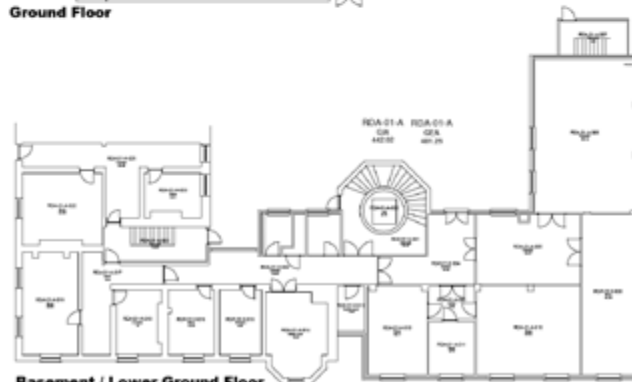
Third Floor



Ground Floor



Second Floor



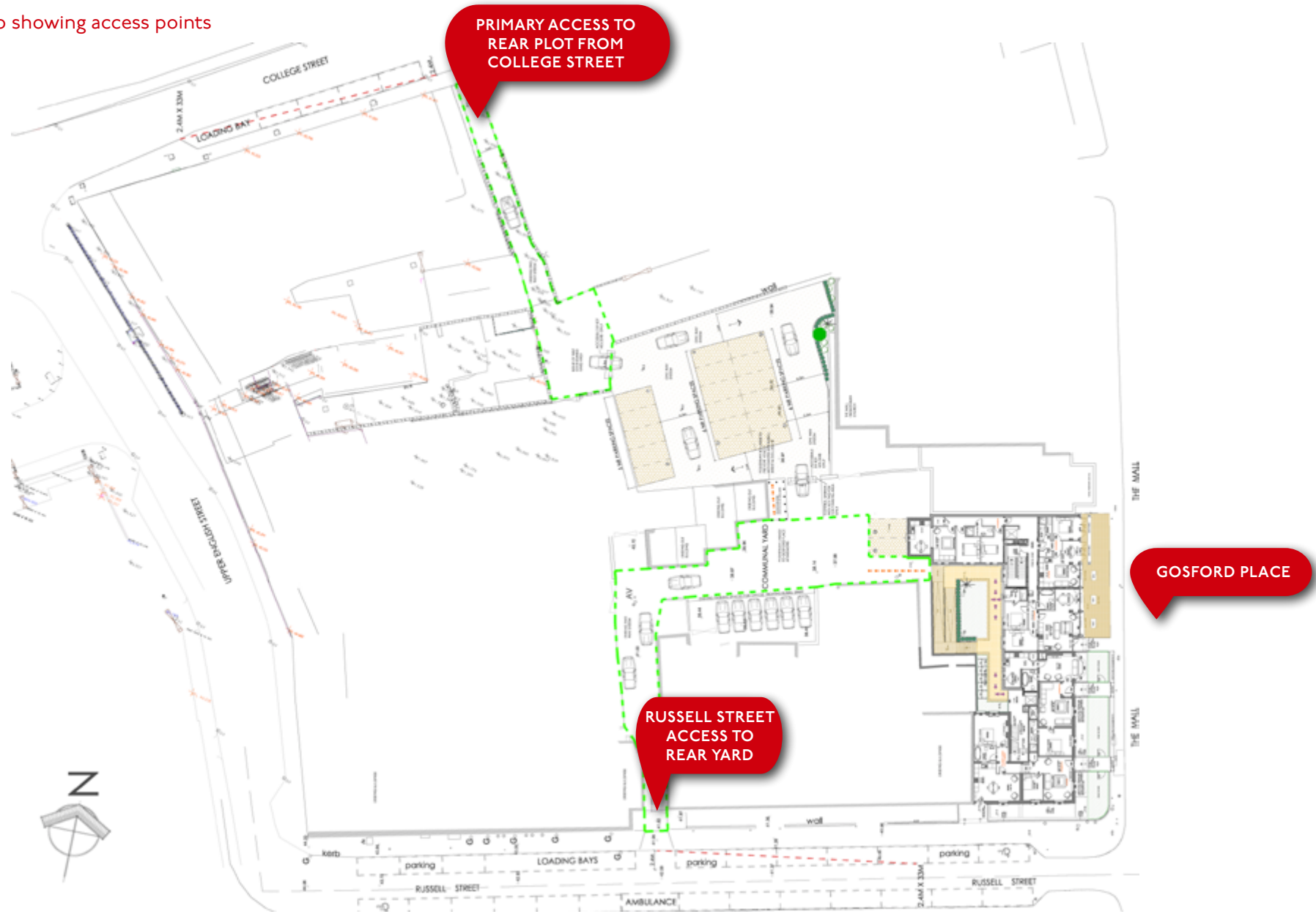
Basement / Lower Ground Floor

*For indicative purposes only.

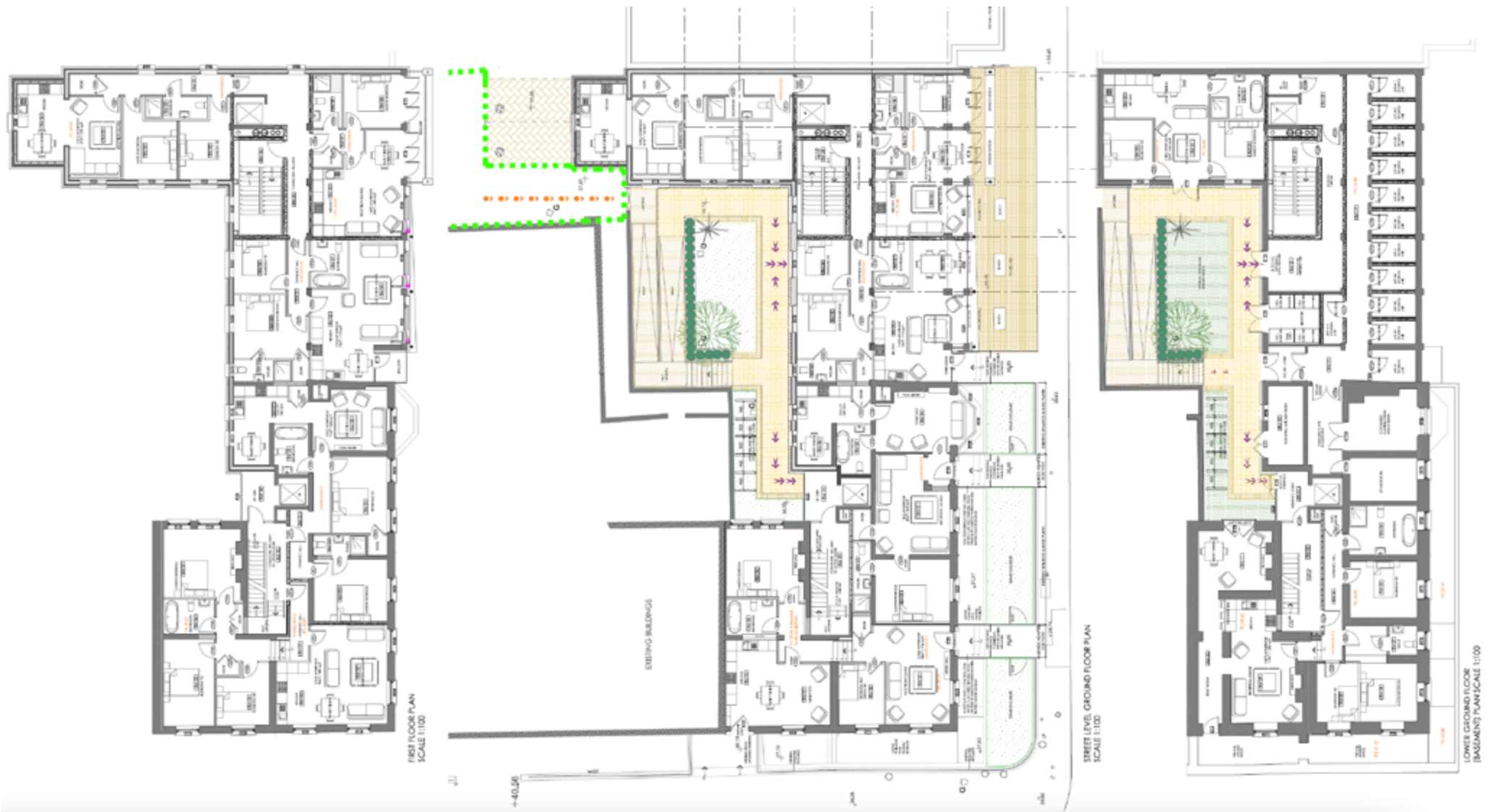
CGI's - approved residential apartment scheme - 19 no. units. Plans showing potential 20th unit available on request.



Approved Site Map showing access points



Approved Floor Plans



Approved Floor Plans



THIRD FLOOR PLAN SCALE 1:100



SECOND FLOOR PLAN - SCALE 1:100

SCHEDULE OF ACCOMMODATION:

lower Grid floor -	Apartment #1 (2 BED) = 52m ² /560 sq/ft
lower Grid floor -	Apartment #13 (3 BED) = 113m ² /1280 sq/ft
Street level Ground floor -	Apartment #2 (2 BED) = 67m ² / 720 sq/ft
Street level Ground floor -	Apartment #3 (1 BED) = 45m ² /483 sq/ft
Street level Ground floor -	Apartment #4 (2 BED) = 72m ² /774 sq/ft
Street level Ground floor -	Apartment #14 (2 BED) = 88m ² /946 sq/ft
Street level Ground floor -	Apartment #15 (1 BED) = 83m ² /892 sq/ft
1st floor Plan -	Apartment #5 (2 BED) = 67m ² / 720 sq/ft
1st floor Plan -	Apartment #6 (1 BED) = 45m ² /483 sq/ft
1st floor Plan -	Apartment #7 (2 BED) = 72m ² /774 sq/ft
1st floor Plan -	Apartment #16 (3 BED) = 92m ² /989 sq/ft
1st floor Plan -	Apartment #17 (2 BED) = 77m ² /828 sq/ft
2nd floor Plan -	Apartment #8 (2 BED) = 67m ² / 720 sq/ft
2nd floor Plan -	Apartment #9 (1 BED) = 45m ² /483 sq/ft
2nd floor Plan -	Apartment #10 (2 BED) = 72m ² /774 sq/ft
2nd floor Plan -	Apartment #18 (3 BED) = 92m ² /989 sq/ft
2nd floor Plan -	Apartment #19 (2 BED) = 77m ² /828 sq/ft
3rd floor Plan -	Apartment #11 (2 BED) = 67m ² / 720 sq/ft
3rd floor Plan -	Apartment #12 (3 BED) = 143m ² /1534 sq/ft
TOTAL FLOOR SPACE = 15,497 SQ/FT	

SUMMARY

1 BED APARTMENTS = 4 NR
 2 BED APARTMENTS = 11 NR
 3 BED APARTMENTS = 4 NR
TOTAL NR OF APARTMENTS: 19







Stamp Duty

This will be the responsibility of the purchaser.

EPC Rating

Not applicable.

Title

We understand the property is held by way of a Freehold title.

Land Registry Maps showing main block and adjacent property/lands available on request

Asking Price

Offers in excess of £895,000 exclusive.

Rates

We understand that the property is currently not assessed for rates

Value Added Tax

NB

1. Building sale price will be subject to Vat
2. Site sale price will not be subject to Vat

Contact

Strictly by appointment with the sole Selling agent.
For further information please contact:

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Further information is available at www.lisney.com



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