

D1 Reference	2135/23
1.0 Asset Owner	NIHE
1.1 Asset Owner Street Name and Town	Head Office, The Housing Centre, 2 Adelaide Street, Belfast
1.1 Asset Owner Post Code	BT2 8PB
1.7 Parent Department	Department for Communities (DfC)
2.0 Street Name of Surplus Asset	Land adjacent to 113 Westacres
2.0 Town	Craigavn
2.1 Post Code	BT65 4BB
2.2 Area of Land (Hectares)	0.0216
Site Area (Acres)	0.053374762
2.2a Building Size (Sq Metres)	0
2.3 UPRN	302936
2.3a GUID	
2.4 XY Co-Ordinates	United Kingdom
2.4a E Pims Ref Number	
2.5 Folio number(s)	30499 Co. Armagh
2.13 Year Capital Receipt Req'd.	2023/24
2.14 Last Operational Use Category	Other (Please Specify)
2.14a Other Use Category	Formal Grass
2.15 Main Contact for Inspection	Nick McMullen
2.16 Contact Tel Number	028 95 983524
2.17 Contact Email	nicholas.mcmullen@nihe.gov.uk
2.18 Private Sector Interest	Yes
2.19 Public Sector Interest	No
2.20 Any Current/Pending Planning Decisions?	No
2.20a Details of Current/Pending Planning Decisions	
4.0 Is the Land Registered?	Yes
4.1 Do you hold Title Documents?	Yes
4.1a Holder of Title documents	
5.0 Ownership Details	Freehold
5.1 Occupation Status	Vacant
5.2 Basis of Occupation	N/A
5.3 Type of Tenure	N/A
5.6 Vacant Possession Date in Lease	Please select...

5.7 Actual Vacant Possession Date	
5.8 Annual Vacant Holding Costs	250
5.9 Details of Illegal Use	
6.0 Are there any Wayleaves?	No
6.1 Easements	No
6.2 Rights of Way	No
6.3 Restrictive Covenants	No
6.4 Rights of Re-entry	No
6.5 Possessory Title Claims	No
6.6 Reservations	No
6.7 Is the Property a Listed Building or Scheduled Monument?	No
6.8 Details	n/a
7.0 Other Relevant Information	<p>The site is located within the settlement limit of the Craigavon Urban Area in accordance with the Craigavon Area Plan 2010. The site is not zoned. No Planning history as per the Planning Portal. The site is large enough to accommodate at least one independent unit of housing subject to a successful planning application. The site previously accommodated two terraced two storey dwellings which have since been demolished. Objection from a planning perspective on the basis that the applicant has already extended their garden. Any further garden extension would look disproportionate to the remainder of the estate and may set a dangerous precedent. Selling portions of open space within an estate negatively affects the overall residential amenity of the area. If the site is to be sold, the valuation should reflect the development potential the site has.</p>