

**Lisney****FOR SALE:**

Opportunity to acquire a residential site  
with full planning permission circa 0.5 Acres

**LANDS ADJACENT TO 207 REHAGHY ROAD,  
BENBURB, DUNGANNON, BT70 1HZ**

**CONTACT**

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**BRIEF**

- C. 0.5 acre flat site located just off Rehaghy Road
- Site is within easy commuting distance of Dungannon, Ballygawley, Aughnacloy and benefits from good access to the main roads network
- Foundations have been dug to retain the planning consent for a single dwelling with garage.





## LOCATION

The subject site is situated just off Rehaghy Road, Benburb, Dungannon.

Coming from Benburb, head west on the Derryfubble Road/ B130 for approximately 2.6 miles.

Turn right onto Battleford Road and travel for approximately 0.4 miles.

Turn left onto Eglish Road and continue for approximately 0.9 miles (N.B Eglish Road merges into Rehaghy Road.)

Turn left onto the laneway just after 205 Rehaghy Road and continue straight for approximately 0.2 miles and the site is located on the right.

## DESCRIPTION

The site is irregular in shape and covers a c. 0.5 acre area.

The site is accessed via a laneway between 203 & 205 Rehaghy Road.

There is full planning permission for a proposed dwelling and garage and the foundations have been dug already to retain planning consent.

This site is flat in topography and benefits from a countryside location within easy commuting distance to surrounding towns such as Dungannon and Ballygawley.

## AERIAL IMAGE



## SITE BOUNDARY



## PLANNING

*Full planning permission  
(Ref: M/2008/0265/F)  
was granted on 10 June 2008 for:*

*'Proposed Dwelling and Garage' at Lands  
adjacent to 207 Rehaghy Road,  
Dungannon.*

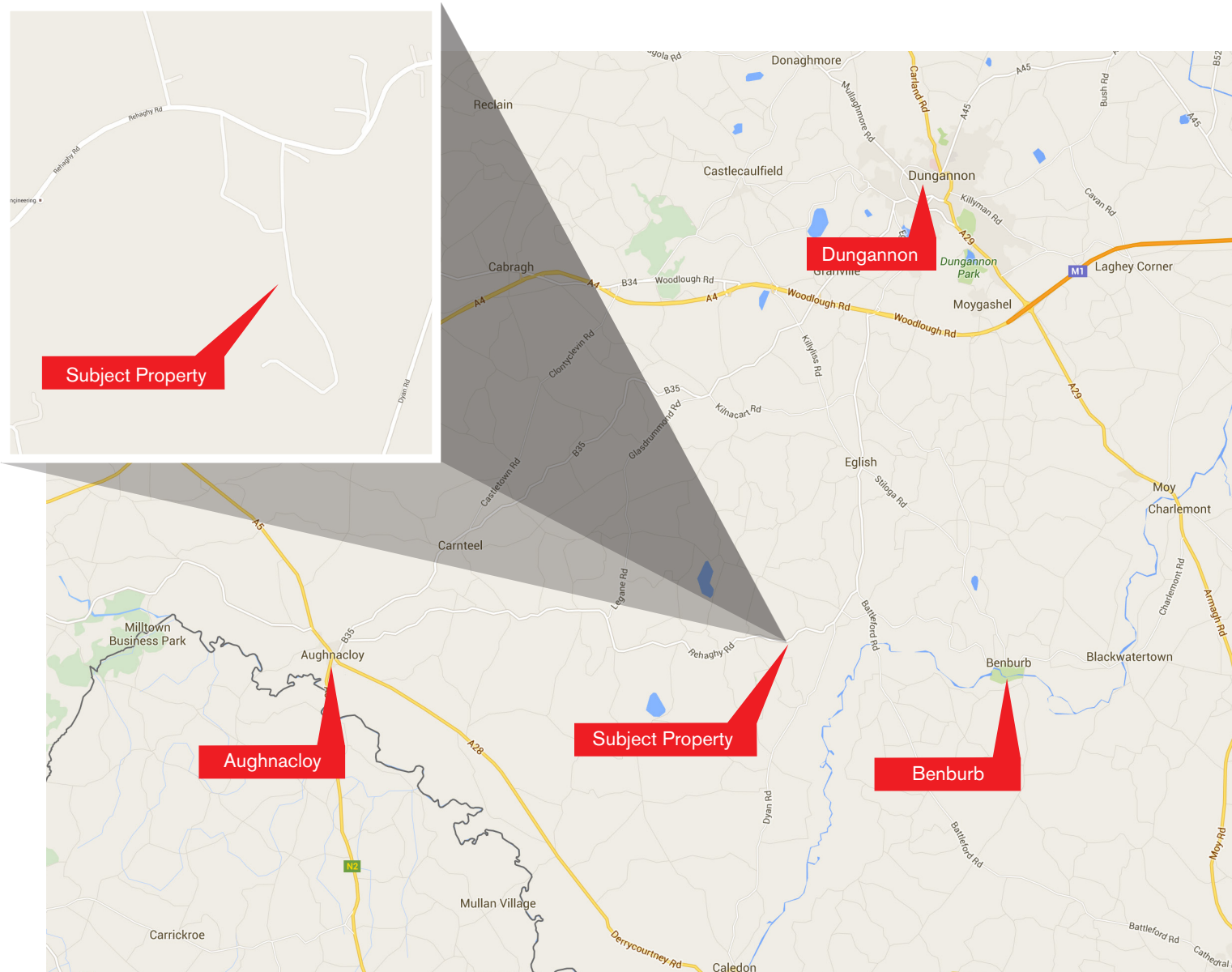
*Foundations are present on the site and we  
believe that the planning permission has  
been retained.*

*We have assumed that the current  
construction on the site satisfies the validity  
of the subject planning permission.*

## SITE SIZE - C.0.5 ACRES



## LOCATION MAP



## ASKING PRICE

*Offers are invited in the region of £30,000 excl.*

## TITLE

*We understand the property is held freehold on a registered title.*

## STAMP DUTY

*If applicable, will be the responsibility of the purchaser.*

## VAT

*All prices, outgoings and rentals are exclusive of, but may be liable to VAT*

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