

The Lisney logo is displayed in white text within a white rectangular border on a red background.

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FOR SALE:
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Residential Development Opportunity
with Outstanding views

**LANDS AT AGHALOO ROAD,
AUGHNACLOY, BT69 6BY**

CONTACT

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BRIEF

- Residential Development Opportunity
- Site of approximately 0.57 acres
- Expired planning permission for a proposed dwelling and garage
- Convenient location situated close to Aughnacloy Village
- Unrivalled views over the surrounding countryside and County Monaghan

LOCATION

The subject land is located just 2 miles from Aughnacloy and 2.5 miles from Ballygawley.

The site offers quick and easy access to both towns and to the A4/Ballygawley Line and the M1.

From the Ballygawley Roundabout, take the exit to Aughnacloy.

Continue for approximately 1.7 miles, the Aghaloo Road is the third road on the left hand side.

Continue along the Aghaloo Road for approximately 1.1 miles, where you will find the site on the left hand side, identifiable by a Lisney marketing board.

For identification purposes, whilst travelling on the Aghaloo Road, the site is approximately 260 metres past the derelict farm buildings and 100 metres before the modern cottages.

DESCRIPTION

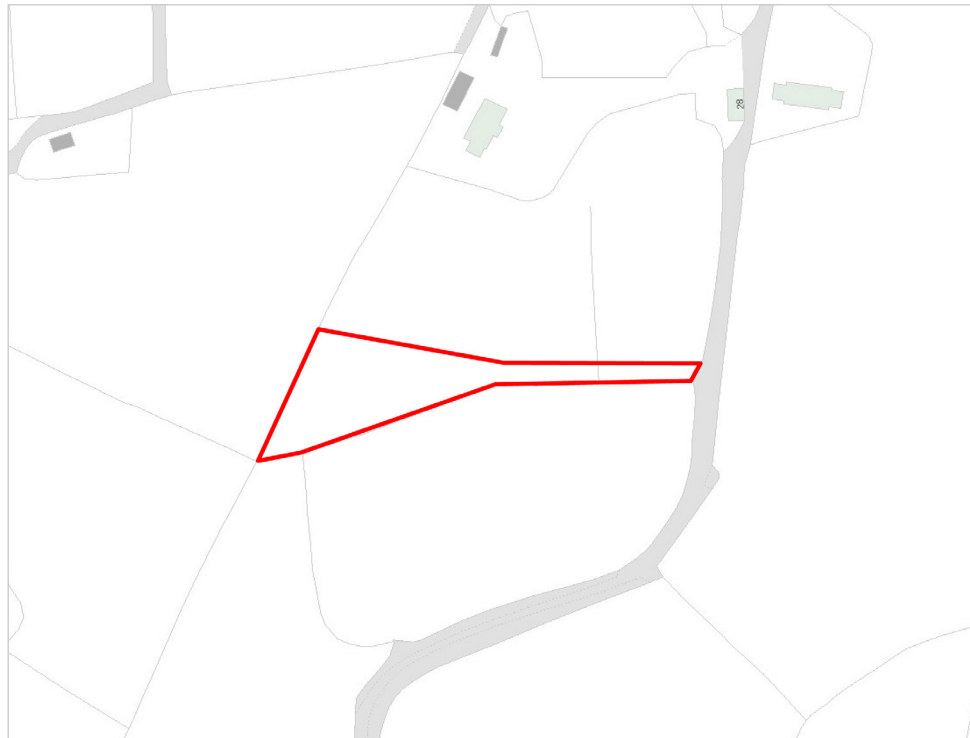
The subject land is accessed from the Aghaloo Road via a private lane which is approximately 80 metres in length.

The lane opens into the plot, which is of triangular shape and approximately 0.47 acres.

The boundaries are lined by trees and hedgerow and the site is currently covered by long grass.

The site slopes gently southwards and offers unrivalled views over the surrounding countryside and County Monaghan.

SITE BOUNDARY



PLANNING

Planning permission on the site expired on 11 November 2013.

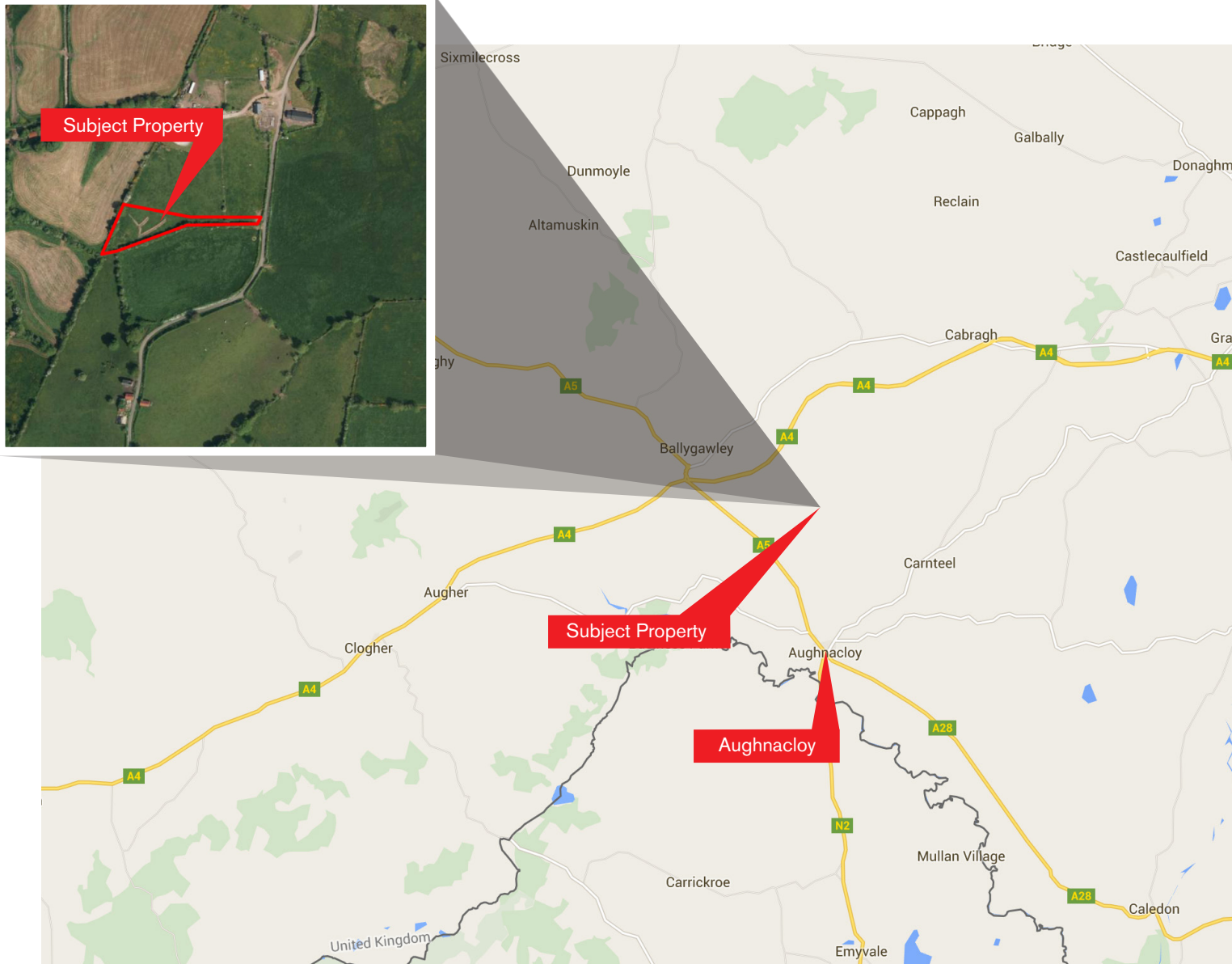
Full Planning Permission planning under reference M/2008/1007/F was granted in 2008 and gave approval for;

'Proposed dwelling and garage'

As far as we are aware, there are no foundations in place.



LOCATION MAP



ASKING PRICE

Offers are invited in the region of £15,000 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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