

Lisney**FOR SALE:**

Opportunity to acquire residential
development site circa 1.81 Acres

**LANDS AT DARKLANE ROAD, OFF GLENCREW ROAD,
DRUMMOND, AUGHNACLOY, BT69 6EY**

CONTACT

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BRIEF

- Residential Development Opportunity
- Site of approximately 1.81 acres
- Expired planning permission for two dwellings and garages
- Convenient location situated close to Aughnacloy

LOCATION

The subject land is located just 2 miles from Aughnacloy and 6 miles from Caledon.

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 straight through Aughnacloy on the Caledon Road.

Continue for approximately 1.3 miles and turn onto the Darklane Road on the left.

Drive for approximately 0.43 miles and the site is on the left

DESCRIPTION

The subject land is accessed from the Darklane Road.

The site is of rectangular shape and is approximately 1.81 acres.

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

The site slopes downwards from the Darklane Road.

PLANNING

Full planning permission was granted in 2008 under two references.

M/2008/0922/F - '450m north of 126 Caledon Road, Aughnacloy, BT69 6HZ Erection of single private dwelling and garage.'

This expired on 14 October 2013. We are not aware of any foundations in place however trenches for foundations have been excavated.

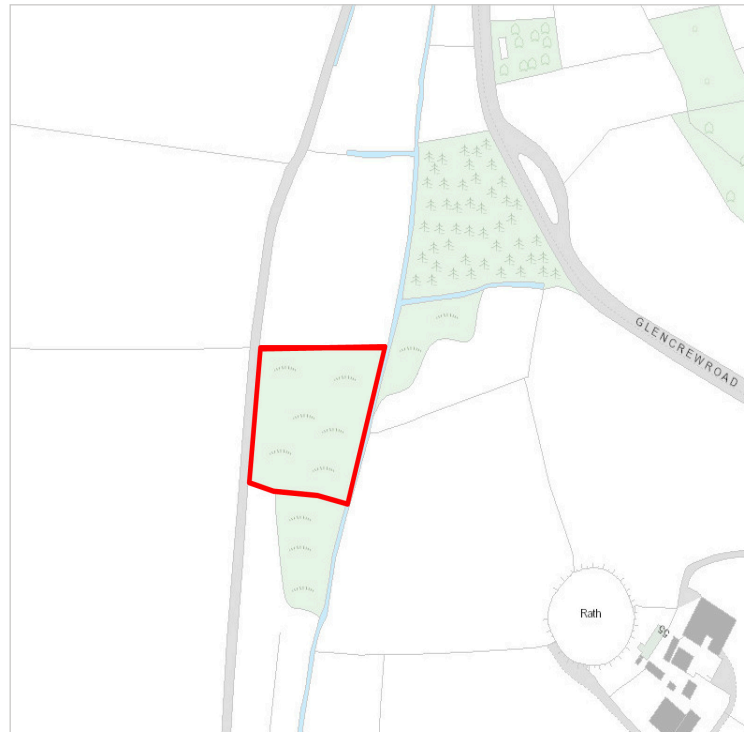
M/2008/0911/F - '400 metres north of 126 Caledon Road, Aughnacloy BT69 6AZ - Erection of single private dwelling and garage.'

This expired on 15 October 2013. We are not aware of any foundations in place however trenches for foundations have been excavated.

SITE SIZE: C.1.81 ACRES



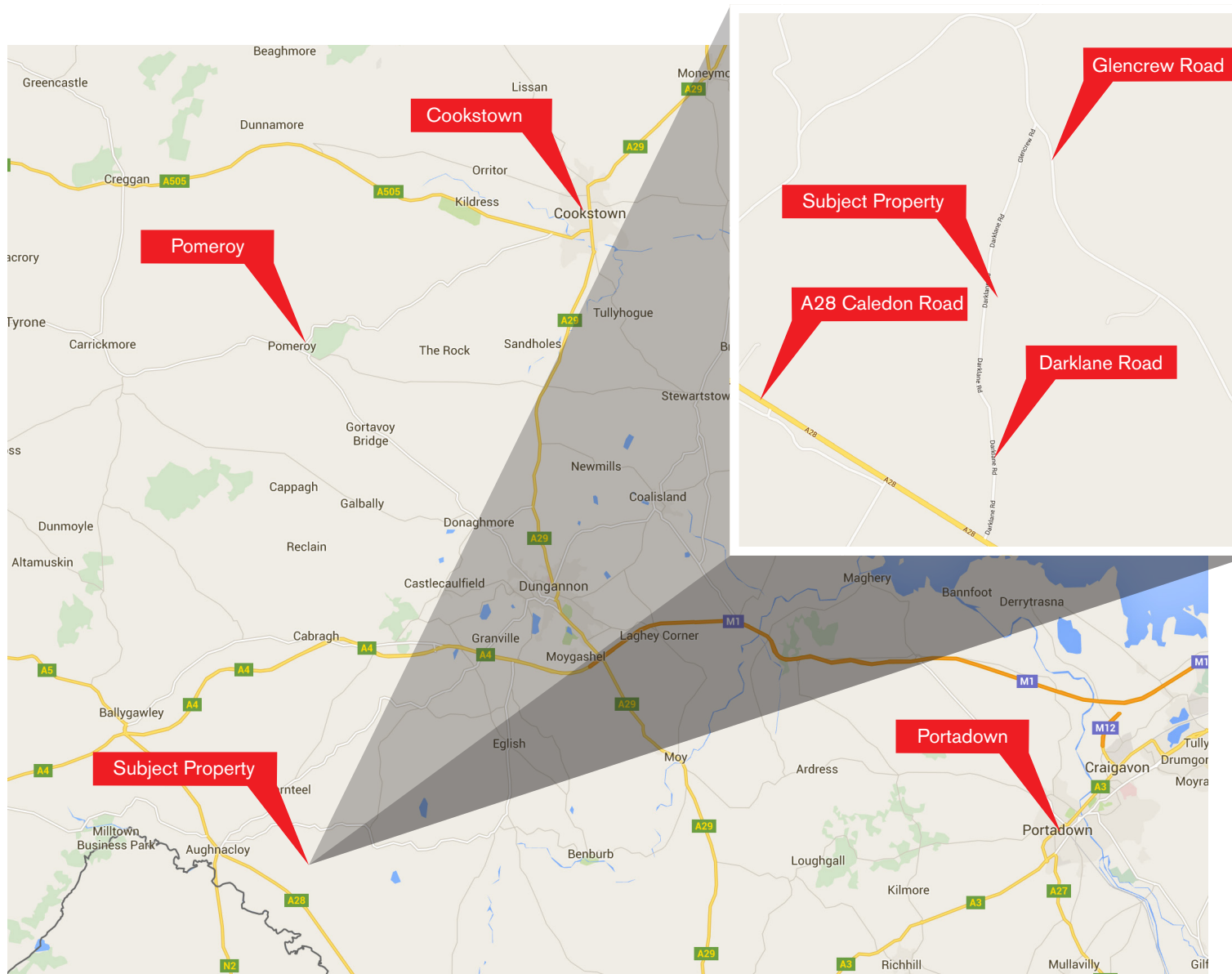
SITE BOUNDARY



AERIAL IMAGE



LOCATION MAP



ASKING PRICE

Offers are invited in the region of £40,000 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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