

Lisney**FOR SALE:**

Opportunity to acquire residential development
site circa 0.45 Acres with lapsed planning

**SITE AT DRUMCULLION ROAD, OFF BALLYNANY ROAD,
BALLYGAWLEY, CO. TYRONE, BT70 2LZ**

CONTACT

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BRIEF

- Site extending to c. 0.45 acres
- Lapsed planning permission for dwelling & garage
- Attractive countryside views

Indicative Site Boundaries

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LOCATION

The site is approximately 2.2 miles southwest of Ballygawley.

Coming from Ballygawley town centre, head south on Main Street towards Old Dungannon Road, continue onto Grange Road.

At the roundabout, take the 2nd exit onto Annaghilla Road/A5. At the next roundabout, take the 3rd exit onto Annaghilla Road/ A4.

Continue on for c. 0.6 miles and turn left onto Ballynany Road.

In 0.5 miles, turn right onto Drumcullion Road and the site is on the left.

DESCRIPTION

The site currently is laid in grass and is accessed via a laneway from Drumcullion Road.

The site has not been prepared for development and as such is not currently accessible by vehicle.

This c. 0.45 acre site benefits from private access from Drumcullion Road and is flat in topography.

Planning permission was approved in October 2008 for a dwelling and integral garage.

Planning permission has now lapsed but it was approved for a dwelling and an integrated garage.

The site benefits from a countryside location whilst still being close to the local amenities.

PLANNING

Permission was granted on the 14 October 2008 under application M/2008/1016/RM for;

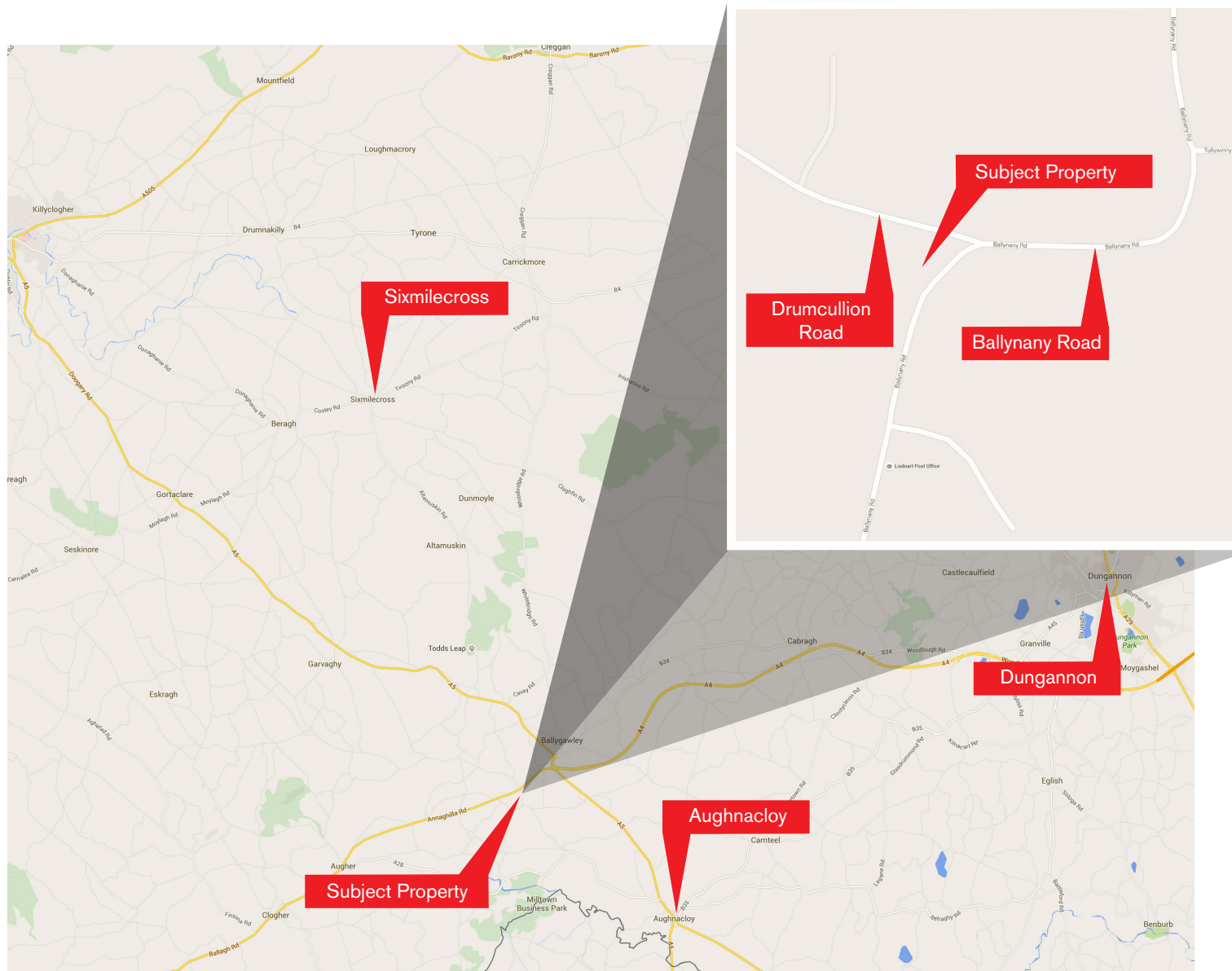
'Erection of single private dwelling with integral garage at 100 metres North West of 22 Ballynany Road, Ballygawley, Co. Tyrone BT70 2LZ.'

SITE AREA: C. 0.45 ACRES

SITE BOUNDARY



LOCATION MAP



ASKING PRICE

Offers are invited in the region of £10,000 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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