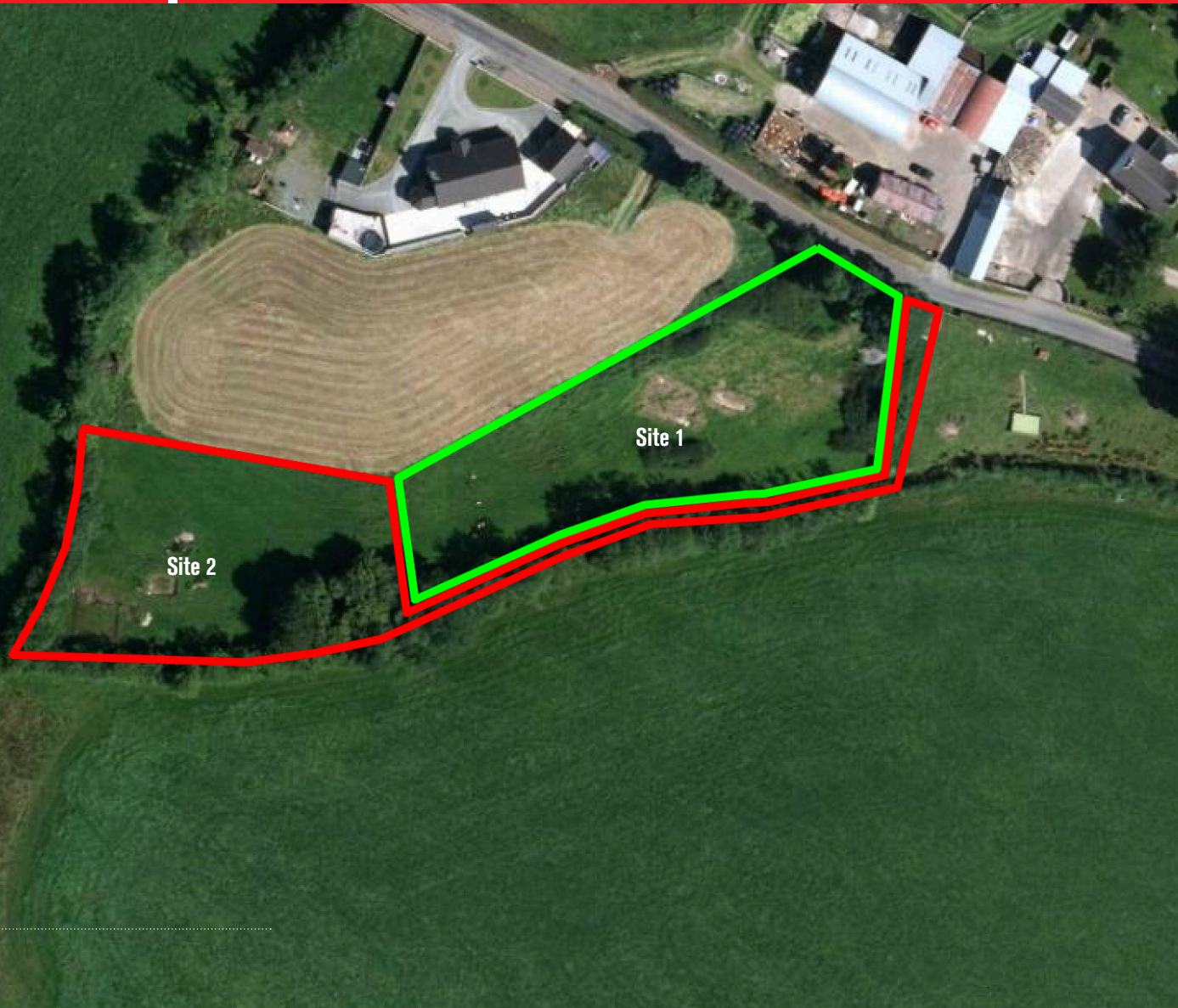


Lisney**FOR SALE:****Residential Development
Opportunity****LAND ADJACENT TO 71 KILTYCLOGHER ROAD,
COOKSTOWN, BT80****CONTACT**

Lynn Taylor
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BRIEF

- Residential development opportunity
- Double site of approximately 1.69 acres
- Planning permission for two dwellings with garages
- Convenient location situated close to Cookstown



Indicative Site Boundary

WWW.LISNEY.COM

LOCATION

The subject land is located approximately 4.4 miles south west of Cookstown and 1.8 miles north west of Sandholes, the closest village.

The site offers quick and easy access to both the Dungannon Road and the Drum Road, leading to Cookstown and Dungannon.

From Sandholes, turn on to the Kiltyclogher Road and continue along for approximately 1.9 miles until Number 70 Kiltyclogher Road on the right hand side. The site entrance is directly opposite the farm buildings on the left hand side.

DESCRIPTION

The subject land is accessed from the Kiltyclogher Road.

Currently the land is arranged in one field, however under the expired planning permissions, the land would be split into two sites. The topography is downwards from the Kiltyclogher Road and flattens towards the bottom of the site.

The land is currently laid in rough grassland and is used for grazing of sheep. The land is bounded by hedgerow and fencing.

PLANNING

SITE 1

0.92 ACRES

Planning application ref: I/2008/0250/F

Address listed: Approx 70m SW of 71 Kiltyclogher Road, Cookstown

Description: Proposed dwelling and garage.

Granted: 16 Oct 2008

Expired: 16 Oct 2013

Building Control advised that foundations were laid at the date of their inspection on 12 October 2010.

SITE 2

0.77 ACRES

Planning application ref: I/2009/0550/F

Address listed: Site at 210m SW of 71 Kiltyclogher Road, Cookstown

Description: Proposed amendments to design of dwelling approved under ref. I/2008/0631/RM (proposed dwelling and garage).

Granted: 17 Nov 2009

Expired: 17 Nov 2014

Building Control advised that foundations were laid at the date of their inspection 9 November 2011.

IMAGES



Site 1



Site 2

AERIAL



ASKING PRICE

Offers are invited in the region of £50,000 excl.

TITLE

We understand the property is held freehold/long leasehold.

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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LOCATION MAP



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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