

Lisney

FOR SALE:

Three Residential Development
Sites With Live Planning

ARDCAIRN (OFF GARVAGH ROAD) &
LEGAVALLOON ROAD, DUNGIVEN, BT47 4QL

CONTACT

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BRIEF

- Three remainder sites with live planning in Ardcairn and The Arches
- Two remainder sites within Ardcairn
- One remainder site within The Arches, accessed from the Legavallon Road
- Live planning permission for a single dwelling on each site
- Convenient locations within walking distance of the town centre



LOCATION

Dungiven is a town in County Londonderry with a population of around 3,000.

The town is situated on the main A6 Belfast to Derry/Londonderry Road.

DESCRIPTION & PLANNING

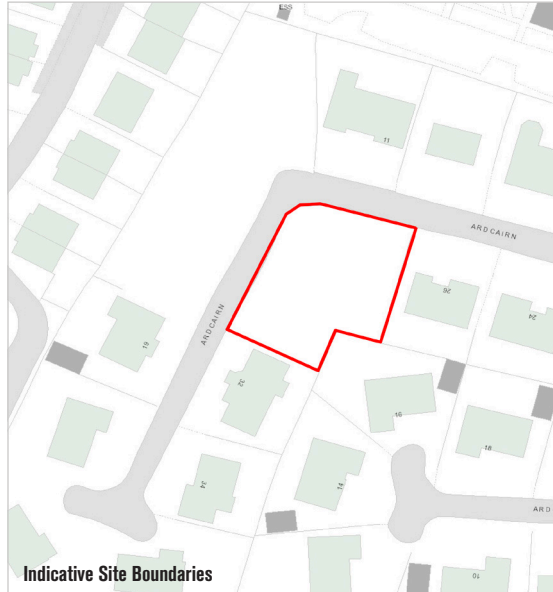
SITES AT 28 & 30 ARDCAIRN

Two corner sites of 0.10 acres and 0.12 acres, situated within the established Ardcairn development, off the Garvagh Road.

The original planning for the entire development was granted in May 1996 under planning reference B/1995/0194;

'Erection of 15 no. detached two storey dwellings each with attached garage'.

As the rest of the development was completed, we understand the planning for two detached dwellings with garages on these remainder sites remains live.



SITES AT LEGAVALLON ROAD

A single remainder development site of 0.10 acres which was part of The Arches housing development.

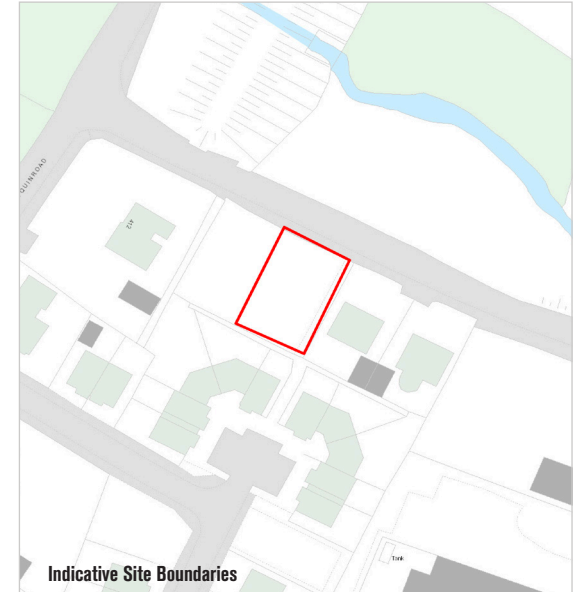
Despite being part of The Arches development, the land is actually accessed off the Legavallon Road and would be an ideal site for a one-off dwelling, subject to obtaining alternative planning permission.

The Legavallon Road is the last road of houses before the open countryside and benefits from views over the fields directly opposite the land.

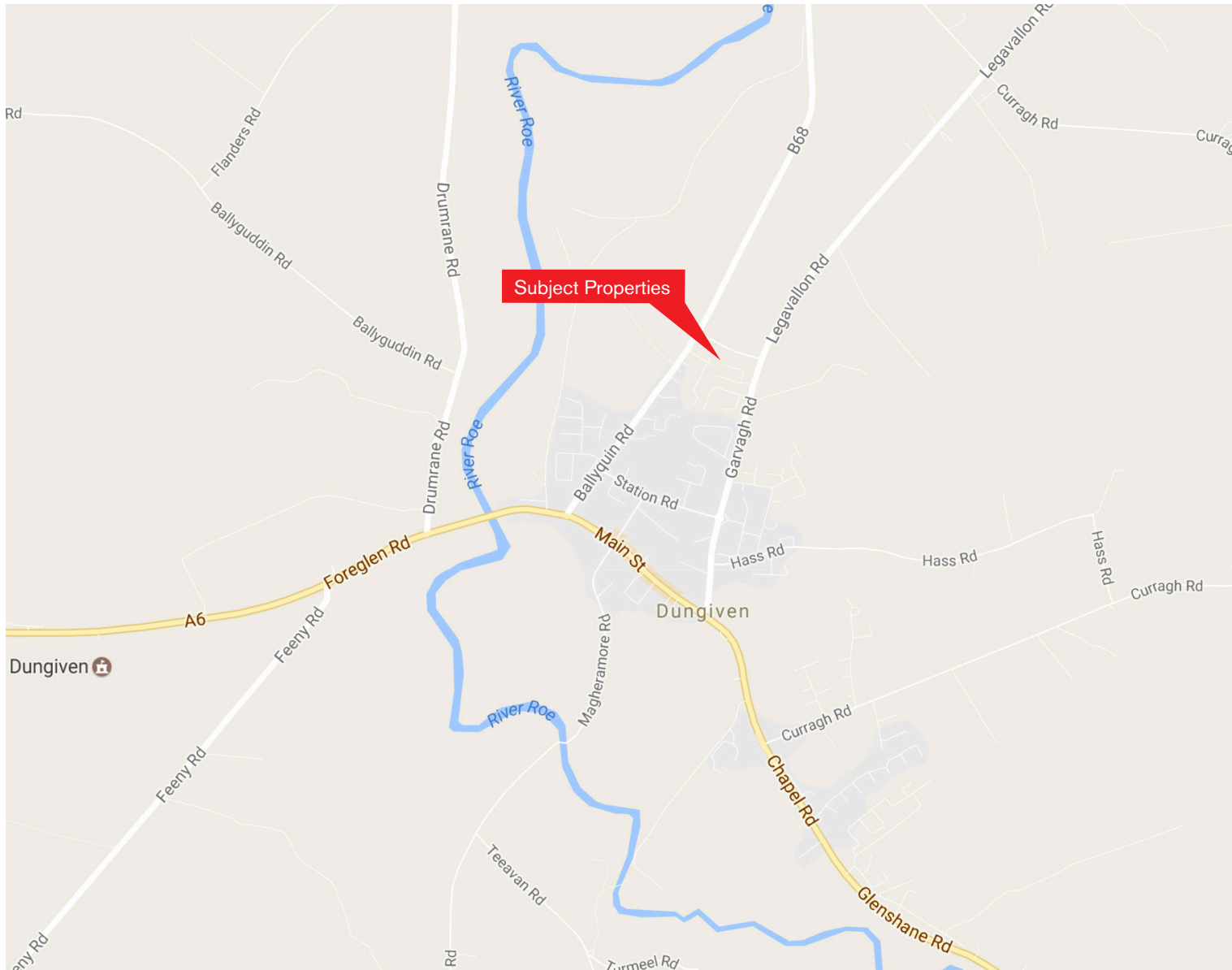
The original planning for the entire development was granted in June 2004 under planning reference B/2003/0397/F;

'Erection of 40 no. dwellings at 412a Ballyquin Road, Dungiven'.

As the rest of the development was completed, we understand the planning for a single dwelling on this remainder site remains live.



LOCATION MAP



ASKING PRICE

Offers are invited in the region of £75,000 excl.

TITLE

We understand the lands are held freehold on a registered title.

STAMP DUTY

If applicable, will be the responsibility of the purchaser.

VAT

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

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