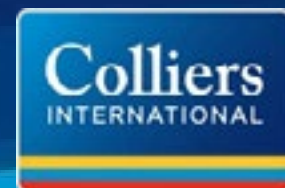




FOR SALE BY PRIVATE TREATY

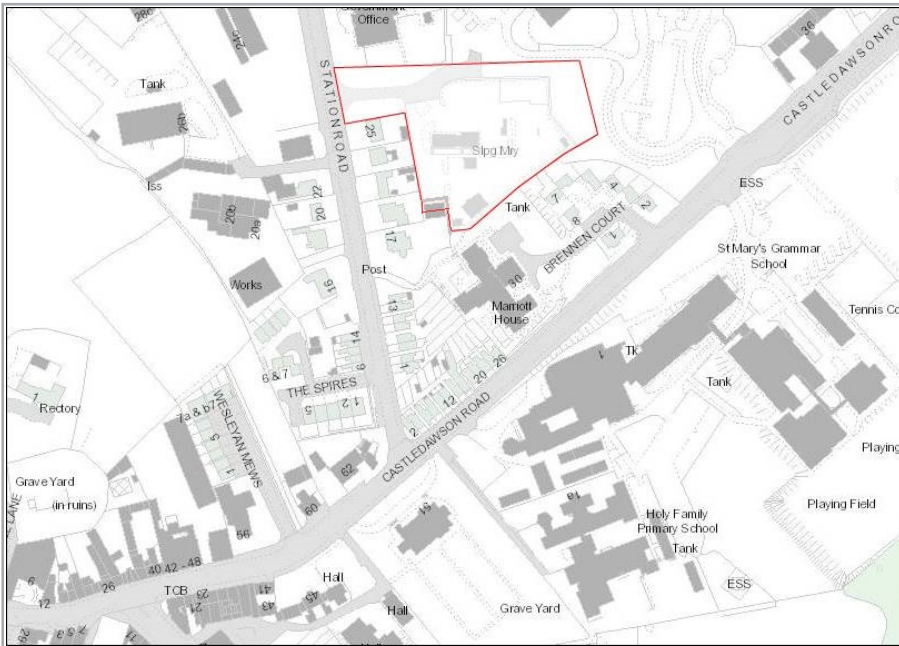
RESIDENTIAL DEVELOPMENT OPPORTUNITY, 2.26 ACRES
STATION ROAD, MAGHERAFELT, CO LONDONDERRY, BT45 5EY



SITE SUMMARY

- The site comprises c. 2.26 acres
- Zoned as undesignated “White Land” within the Magherafelt Area Plan 2015
- Outline planning approval secured for a 24 unit scheme comprising 6 detached and 18 semi-detached houses
- Offers invited in excess of £800,000

SITE MAP



LOCATION

Magherafelt has a catchment 36,000 people and is situated 35 miles from Belfast on the main Derry/Belfast road and 40 miles from Londonderry.

The immediate vicinity is characterised by a mix of new and old residential developments and commercial property within walking distance from Magherafelt Town Centre.

THE SITE

The site is accessed off Station Road and extends to approximately 0.91 hectares (2.26 acres) and is highlighted on the attached map.

The site is covered in hard standing and is surrounded by secure perimeter fencing and was previously occupied by BT.

PLANNING

Outline planning approval for a 24 unit housing scheme to include;

- 6 detached, 3 no. 1,646 sq ft houses and 3 no. 1,420 sq ft houses
- 18 semi-detached - all 1,119 sq ft houses

Application No: LA09/2019/1337/O

TITLE

The subject site is held by way of freehold.

SALE PRICE

Offers invited in excess of £800,000

Offers are sought on an unconditional basis

VAT

The site is elected for VAT.

FURTHER INFORMATION

For further information please contact:

Contact: Ian Duddy

Tel: 07730 502897

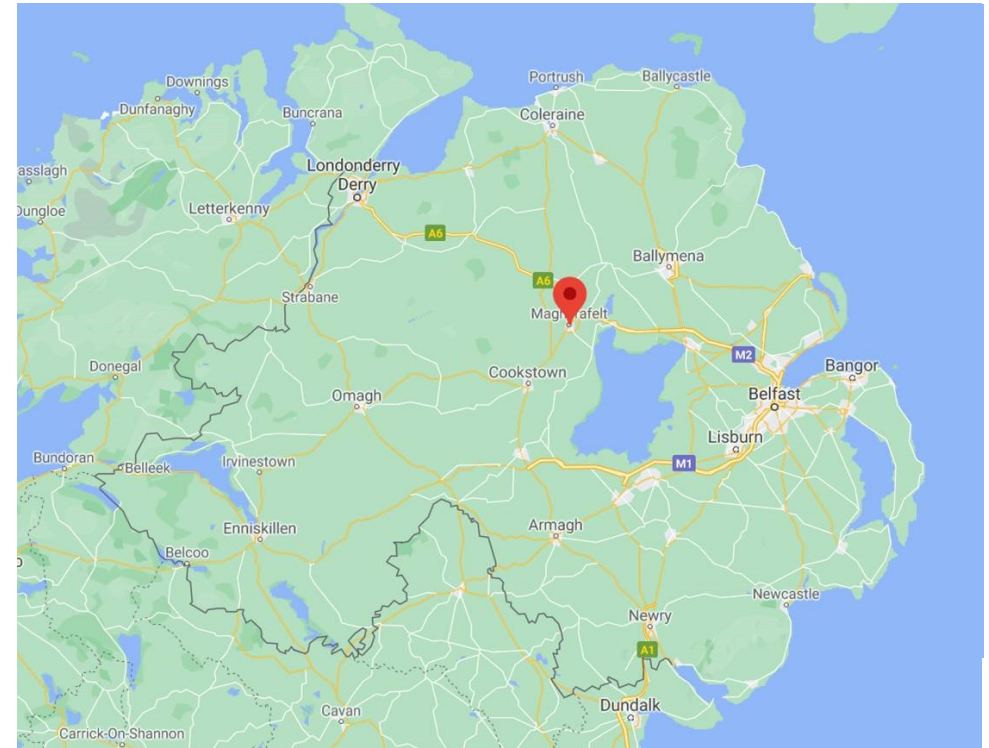
Email: ian.duddy@colliers.com

Viewings can be arranged by appointment.

DATAROOM

A data room is available for the subject site, interested parties should request log-in details. Documentation within the data room will include Title, Design Access Statement, Planning Approval and associated plans.

LOCATION



Sole Agent

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

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