

**Adams
McGillan**
RESIDENTIAL & COMMERCIAL

The Villas, Rock
Tullyodonnell Road
Dungannon
Cookstown
BT70 3JH

LAND & NEW HOMES



**Development
Site With
Full Planning For
Six Dwellings**

**Asking Price:
£180,000**



📍 29 New Row, Coleraine, BT52 1AD

☎ 028 7035 7777

💻 adamsmcgillan.com

SUMMARY:

We are pleased to offer for sale this super development opportunity with full planning for six dwellings, replacement of the existing three properties with an additional three townhouses also approved. Conveniently located six miles from Cookstown and Seven Miles from Dungannon, The Rock is a popular location being just two miles from Sandholes.

Further details and arrangements to view from our Coleraine Office 028 7035 7777

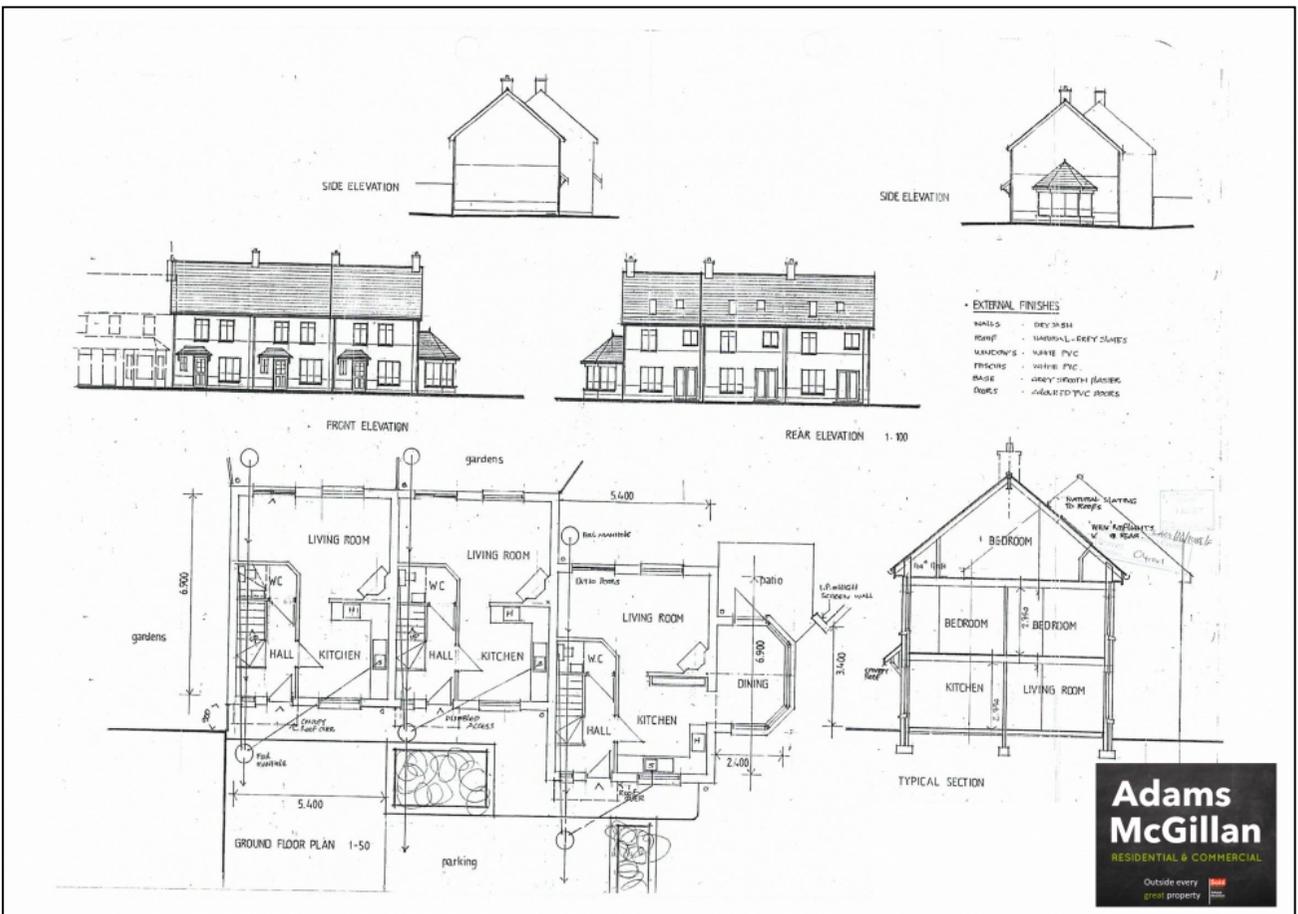
KEY FEATURES:

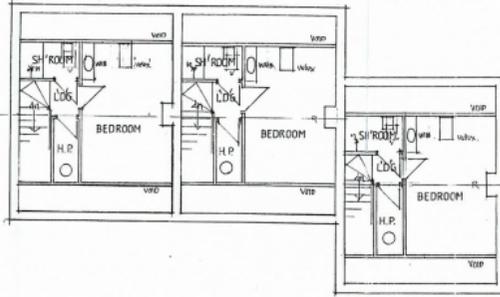
- Development Site With Full Planning For Six Dwellings
- Replacement Of Existing Three Townhouses & Three Additional Townhouses
- Planning Reference: LA09/2018/0196F & LA09/2016/1086F
- Conveniently Located Six Miles From Cookstown & Seven Miles From Dungannon
- Further Details From Our Coleraine Office

Property Reference:

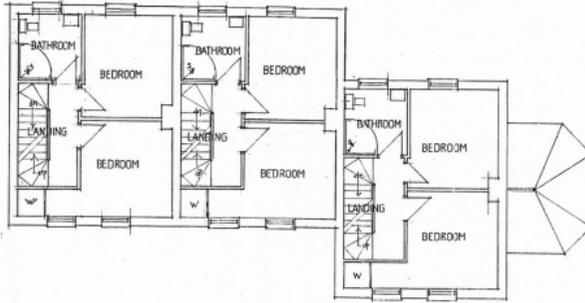
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ATTIC FLOOR PLAN



FIRST FLOOR PLAN

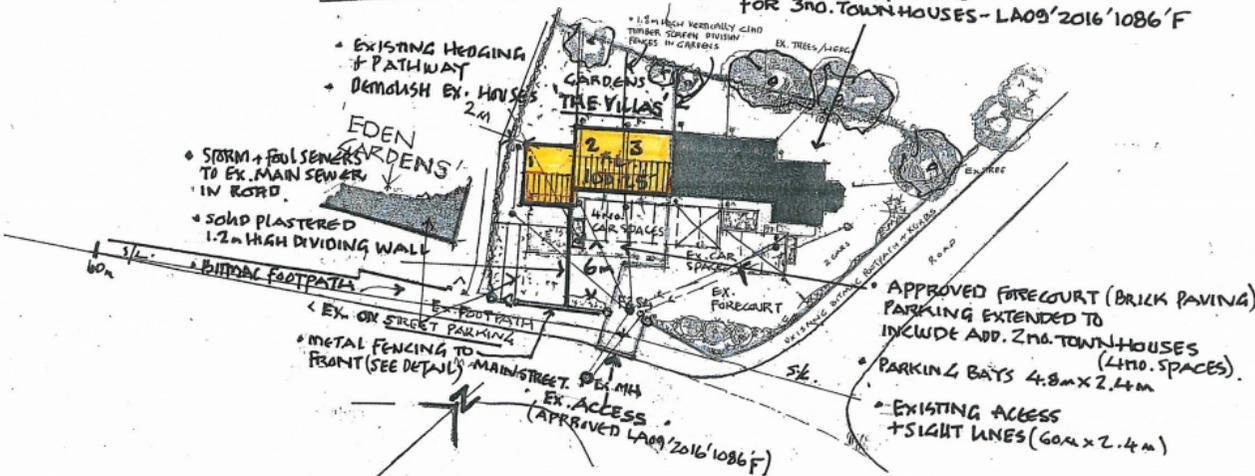
Construction
Drawings

**Adams
McGillan**
RESIDENTIAL & COMMERCIAL
Outside every
great property

1 Planning Office
RECEIVED
15 FEB 2018
The No.
Mid Ulster District Council

LA09 18/0196
Mid Ulster District Council
Drawing
Number 02

PREVIOUS APPROVAL
FOR 3NO. TOWN HOUSES - LA09'2016'1086'F



LAYOUT
SCALE 1/500

**Adams
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Outside every
great property



APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: LA09/2016/1086/F

Date of Application: 4th August 2016

Site of Proposed Development: Adjacent to 1 The Villas The Rock Dungannon

Description of Proposal: 3 Town Houses

Applicant:
Address:

Drawing Ref: 01 rev1, 02, 03 rev1, 04 rev1, 05 rev1, 06, 08, 09, 10, 11, 12

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Section 61 of the Planning Act (Northern-Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The existing mature trees and vegetation along the entire site boundaries shall be retained except where it is required to provide sight lines. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of

Application No. LA09/2016/1086/F

LA09



guidance PPG27 and above ground storage tanks in line with guidance note PFG2 prior to the commencement of development hereby approved, unless otherwise agreed in writing by Mid Ulster Council.

Reason: In the interest of human health and to safeguard the environment.

9. The vehicular access, including visibility splays of 2.4m x 60m in both directions, shall be in place, in accordance with Drawings No. 03 rev1 date received 10th November 2016, and, 08 date received 1st June 2017, prior to the commencement of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

10. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

4. Transport NI advise;

The applicant is advised that under Article 11 of the Roads Order (NI) 1993, the Department for Infrastructure is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road/footway as a result of extraordinary traffic generated by the proposed development.

Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the

Application No. LA09/2016/1086/F

LA09



APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: LA09/2018/0196/F

Date of Application: 15th February 2018

Site of Proposed Development: 1, 2, 3 The Villas, Rock, Dungannon.

Description of Proposal: 3 No replacement dwellings

Applicant:
Address:

Drawing Ref: 01, 02 revision 1, 03, 04, 05, 06, 08

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays of 2.4m x 60m in both directions, shall be in place, in accordance with Drawing No.2/1 bearing the date stamp 27th June 2018, prior to the commencement of any other works or other development hereby permitted. The area within the visibility splays and any forward

Application No. LA09/2018/0196/F

LA09



Ballymena. The Applicant is advised to contact DfI Roads Street Lighting Section at an early stage. The Applicant/Developer is also responsible for the cost of supervision of all street works determined under the Private Streets Order (Northern Ireland) 1980.

The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required

The applicant is advised that under Article 11 of the Roads Order (NI) 1993, the Department for Infrastructure is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road/footway as a result of extraordinary traffic generated by the proposed development.

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc which is deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is DfI Roads, Loughry Campus, 49 Tullywiggan Road, Cookstown, BT80 8SG. A monetary deposit will be required to cover works on the public road.

All construction plant and materials shall be stored within the curtilage of the site.

It is the responsibility of the developer to ensure that

- Surface water does not flow from the site onto the public road
- The existing roadside drainage is accommodated and no water flows from the public road onto the site
- Surface water from the roof of the development hereby approved does not flow onto the public road, including the footway
- The developer should note that this planning approval does not give consent to discharge water into a DfI Roads drainage system.

Dated: 25th September 2018

Planning Manager

Application No. LA09/2018/0196/F

LA09

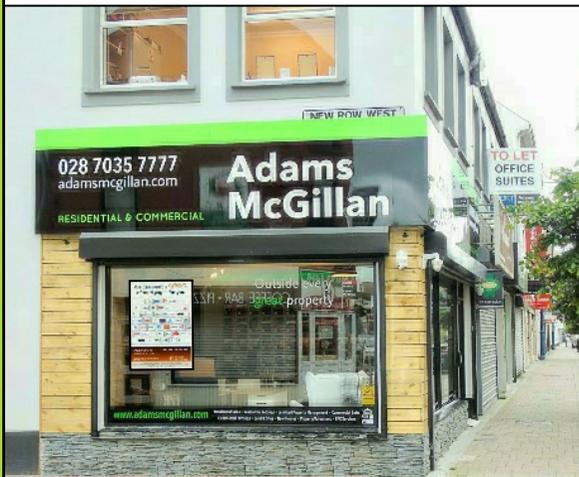


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MISREPRESENTATION CLAUSE:

Adams McGillan & Company Limited, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Adams McGillan & Company Limited for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

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