

# Site at Ballyquin Road, Limavady, BT49 0EP

## For Sale

**\*\*Excellent Development Opportunity\*\***

Prominent Residential/Commercial Development Site extending to approx. 4.5 acres (1.821 hectares)



**Lambert  
Smith  
Hampton**

# Summary

- Prominent residential/commercial development site.
- Extending to approx. 4.5 acres (1.821 hectares).
- Situated adjacent to a proposed new residential development.
- Within close proximity to Limavady Town Centre.
- **We are instructed to seek offers in the region of £1,200,000 (One Million, Two Hundred Thousand Pounds Sterling), exclusive.**

# Location

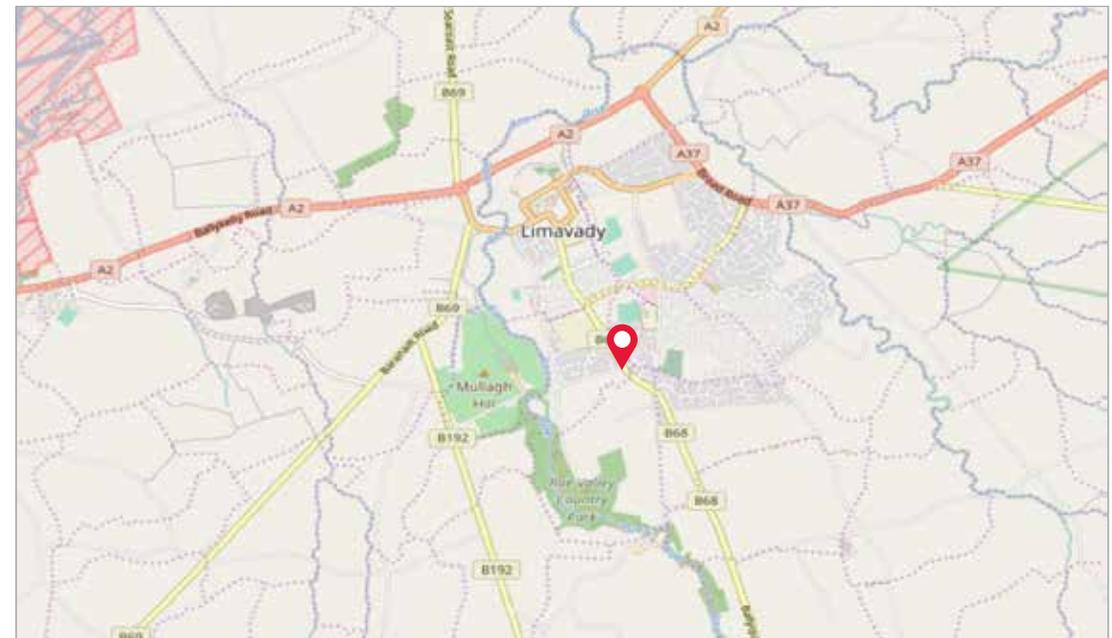
Limavady is a market town in County Londonderry and is located approximately 17 miles east of Derry~Londonderry City, 14 miles south west of Coleraine and 62 miles north-west of Belfast. Limavady is well served by an extensive road network including the main Belfast to Derry~Londonderry corridor, and is easily accessible from the City of Derry Airport, approximately 8 miles to the east. The town benefits from a population of 12,032 (2011 census) and a council borough population in excess of 33,500 persons.

The subject site is situated on the western side of Ballyquin Road (B38), at its junction with Roe Mill Road. It benefits from easy access into Limavady Town Centre, which provides a range of shops, restaurants and cafes. Limavady Grammar, School, Limavady High School, St. Mary's High School, Limavady Central Primary School and Roe Valley Leisure Centre are all within close proximity to the site.

# Description

The site comprises a prominent residential/ commercial development opportunity extending to approx. 4.5 acres (1.821 hectares). The site benefits from road frontages of approx. 97.5 metres onto the Ballyquin Road, and approx. 120 metres onto the Roe Mill Road, making it a highly visible site to passing traffic. Access to the site will be provided by the laneway to the south-eastern boundary, however the Seller will retain a right of way over this.

The site is generally flat in topography and laid in grass. We understand that there is a Tree Preservation Order (TPO) to the front of the site. Prospective purchasers are required to make their own enquiries in relation to this.



For Indicative Purposes Only

# Planning

The subject site is zoned as White Land in the Northern Area Plan 2016. As such this land would be suitable for residential and/or commercial development, subject to the necessary planning consents.

For any planning queries please make direct contact with the local planning authority, Causeway Coast and Glens Borough Council.

Tel: 0300 2007830

Email: [planning@causewaycoastandglens.gov.uk](mailto:planning@causewaycoastandglens.gov.uk)

# Title

We understand that the property is held Freehold.



For Indicative Purposes Only



OSNI Extract Map



## Price

We are instructed to seek offers in the region of £1,200,000 (One Million, Two Hundred Thousand Pounds Sterling), exclusive.

## Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Phillip Smyth  
**07739 882433**  
pssmyth@lsh.ie



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