

# Woodside Road/Victoria Road, Derry~Londonderry, BT47 2QD

## For Sale

Prominent residential development opportunity of 8.70 acres (3.52 hectares) with Approval of Reserved Matters for 71 residential units



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## Summary

- Prominent residential development lands of approx. 8.70 acres.
- Approval of Reserved Matters for 71 residential units - Planning Ref: LA11/2019/0007/RM (granted 18 June 2020).
- Planning approval comprises scheme for 23no. detached, 42no. semi-detached and 6no. townhouses.
- Convenient location in Newbuildings, approx. 3 miles south of Derry~Londonderry City.
- Attractive setting close to the east bank of the River Foyle.
- Offers invited in the region of **£1,600,000 (One Million, Six Hundred Thousand Pounds Sterling)**.

## Location

Derry City is located approximately 70 miles North West of Belfast and 147 miles from Dublin. The nearest major towns are Letterkenny (22 miles), Coleraine (30 miles) and Omagh (34 miles), with Derry representing the main regional City in the area.

As the regional capital of the North West, Derry offers investors a diverse business, social, cultural and leisure environment. Derry City is Northern Ireland's second largest population centre outside the Greater Belfast area, boasting a City Region of approx. 400,000. The City benefits from excellent transport links with the City of Derry Airport located 7 miles east of the City, with hourly train services to Belfast from Waterside Railway Station.

The City benefits from excellent infrastructure with the A6 link towards Belfast and the M2, and the A5 link towards Strabane and Omagh. Both of these major road networks are in the process of being substantially upgraded.

The subject land occupies a highly prominent location in Newbuildings, with dual frontage onto both the main A5 Victoria Road and Woodside Road. Newbuildings is located on the east bank of the River Foyle, approx. 3 miles south of Derry City. It is a popular residential location, given its rural setting and proximity to the City together with its attractive views across the River Foyle to east Donegal.

City of Derry Golf Club is located only 0.6 miles north from the site.

## Description

The subject comprises a substantial land holding of approx. 8.7 acres (approx. 3.52 hectares). On site is some derelict industrial buildings with hardstanding, with some former industrial buildings having been demolished. The site also includes two derelict semi-detached residential dwellings at no.61 and no.63 Woodside Road and their curtilage.

The topography of the site slopes gently upwards from the Victoria Road to the east, with a number of trees lining it's Victoria Road and Woodside Road boundaries. The surrounding area comprises a healthy mix of detached, semi-detached and terrace houses. The site is ripe for residential development.

Frontage to Woodside Road	337m	1,105 ft
Frontage to Victoria Road	135m	443 ft
Site Area	8.70 acres	3.52 hectares



For Indicative Purposes Only





For Indicative Purposes Only

## Site Layout Plan - LA11/2019/0007/RM



For Indicative Purposes Only

House Type Sample - Detached



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## House Type Sample - Bungalow

I : Bungalow

Site Nos: 43 & 46

Floor Area: 1588 sq ft  
(using RICS NGA Method)



Ground Floor Plan

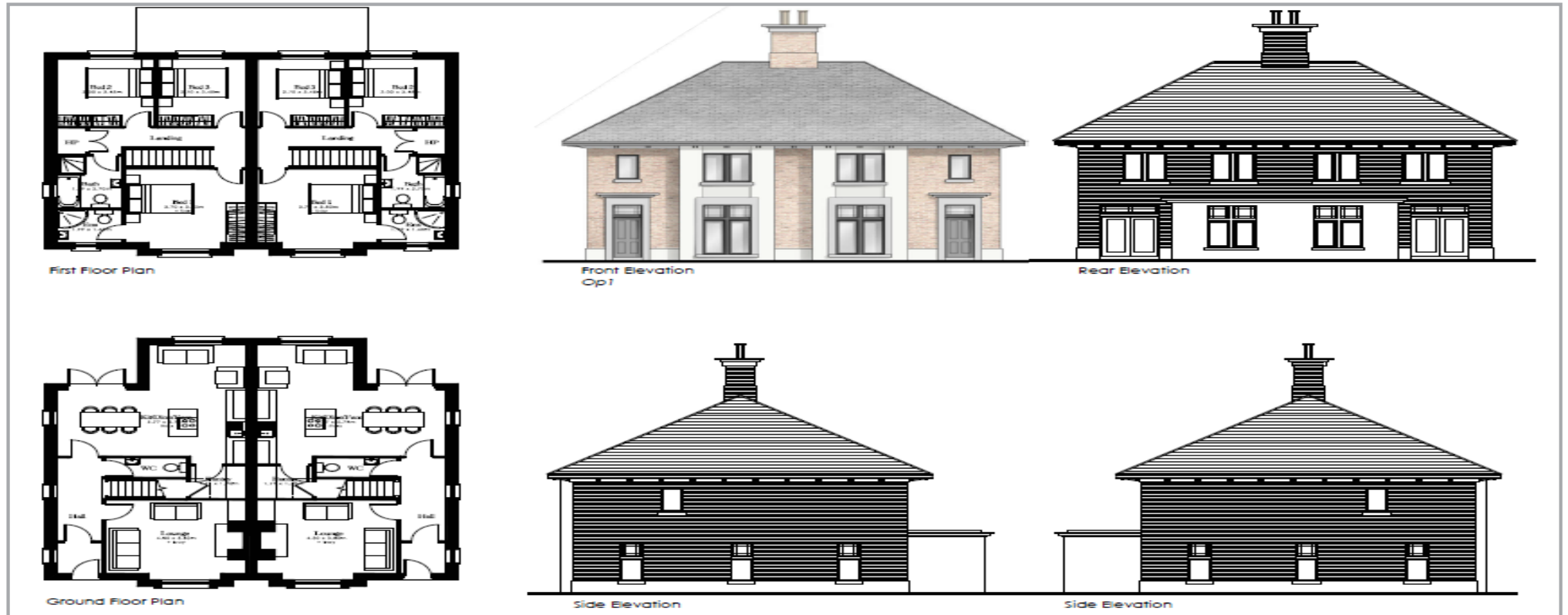


Front Elevation

For Indicative Purposes Only



## House Type Sample - Semi-Detached



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## House Type Sample - Townhouse



For Indicative Purposes Only





For Indicative Purposes Only

## Planning

The entire land holding is located within the development limit of Newbuildings, as defined in the Derry Area Plan 2011.

The site benefits from a recent **Approval of Reserved Matters granted 18 June 2020 (Planning Ref: LA11/2019/0007/RM)** for a residential development of 71 units, comprising:-

23no. Detached	4 bed	1,388 sq ft to 1,983 sq ft
42no. Semi-detached	3 / 4 bed	1,282 sq ft to 1,673 sq ft
6no. Townhouses	3 bed	1,060 sq ft to 1,224 sq ft

A planning pack regarding this approval to include a detailed schedule of accommodation showing all house types, approved decision notice, elevations and floorplans is available upon request from the Agent.

The site also benefits from an Outline Planning Permission (granted 30 June 2017) for a residential development of 81 units (Planning Ref: LA11/2016/0753/O).

## Title

The property is held freehold or long leasehold, subject to a nominal ground rent.

## Price

Offers invited in the region of **£1,600,000 (One Million, Six Hundred Thousand Pounds Sterling)**.

## Value Added Tax

VAT status to be confirmed. For more details, please contact the agent.

## Viewing Details / Further Information

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



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