

Lands at Magherafelt Road, Draperstown, Co Londonderry, BT45 7JT

For Sale

Residential Development Land of approx. 3.6 acres with Full Planning Consent for 37no. Residential Units



Lambert
Smith
Hampton

Summary

- Excellent Residential Development Opportunity of approx 3.6 acres (1.46 hectares).
- Full Planning consent for 37no. residential units (4no. detached, 22no. semi-detached and 11no. townhouses).
- Planning Ref: LA09/2017/1026/F – Full Planning consent granted April 2020.
- Zoned Housing land as per Magherafelt Area Plan 2015.
- Offers invited in the region of **£775,000 exclusive**.

Location/Description

Draperstown is a village located 8 miles north west of Magherafelt town and is set in the Upper Moyola Valley, at the foot of the Sperrin Mountains. Proximity to surrounding towns include:

Maghera	6 miles	Dungiven	12 miles
Magherafelt	8 miles	Cookstown	13 miles
Moneymore	10 miles		

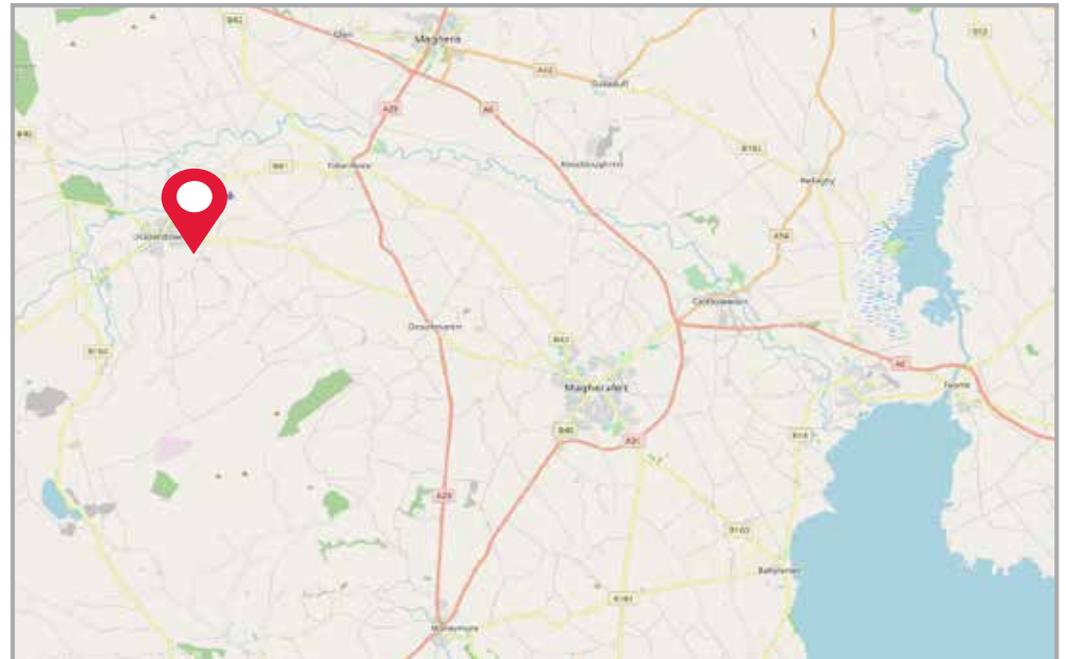
The subject site is located on the main B40 Magherafelt Road on the edge of Draperstown village, with frontage also onto the Drumard Road. The sites location has a rural setting whilst also being within walking distance to the village centre. Nearby schools include St Columba's and St Colm's High School.

Planning

Planning Ref: LA09/2017/0126/F – Approved 6 April 2020 for the development of 37 dwellings (4no. 3 bed detached; 22no. 3 bed semi-detached & 11no. 3 bed townhouses).

As per the Magherafelt Area Plan 2015, the land is within the settlement development limit and is zoned for Housing.

Planning Pack – A full Planning Pack in relation to the current planning approval for 37 dwellings is available from the Agent on request. To include detailed schedule of accommodation showing all house types, approved decision notice, elevations and floorplans.



For identification purposes only

Aerial Photograph



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Approved House Types

Approved Housing Schedule

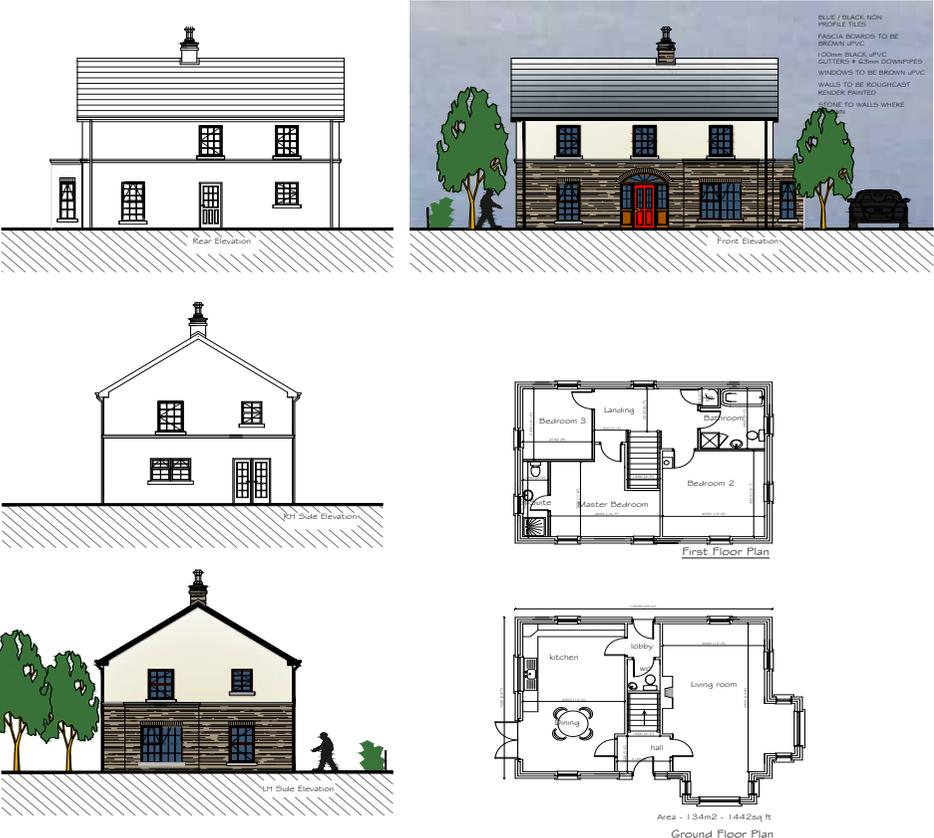
Description	House Type	Sq Ft	No. of Beds	No. of Units
Detached	A	1,420	3	1
Detached	A1	1,442	3	1
Detached	G	968	3	2
Semi Detached	C	1,021	3	16
Semi Detached	H	1,012	3	3
Semi Detached	H1	1,023	3	3
Townhouse (End)	B	1,012	3	2
Townhouse (Mid)	B1	1,077	3	1
Townhouse (End)	D	990	3	4
Townhouse (Mid)	D1	1,033	3	4
Total				37



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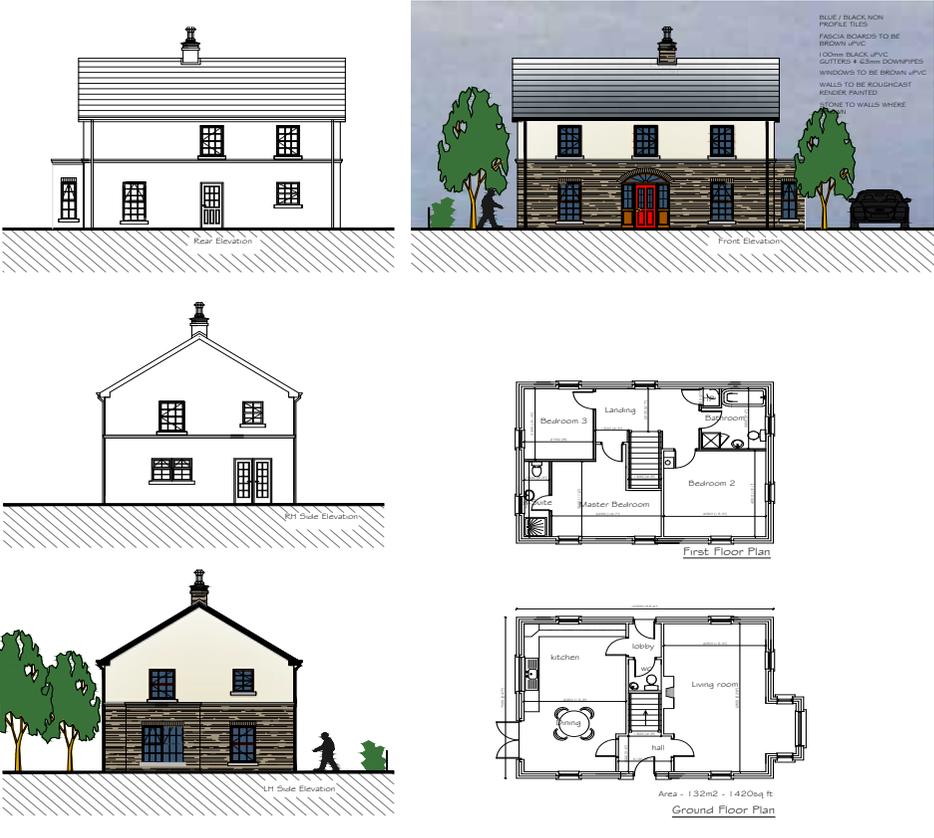


Approved House Types A & A1 (Detached)



BLUE / BLACK NON PROFILE TILES
FASCIA BOARDS TO BE BROWN UPVC
100mm BLACK UPVC GUTTERS & 63mm DOWNPIPES
WINDOWS TO BE BROWN UPVC
WALLS TO BE ROUGHCAST RENDER PAINTED
ROOF TO WALLS WHERE APPLICABLE

Type A1

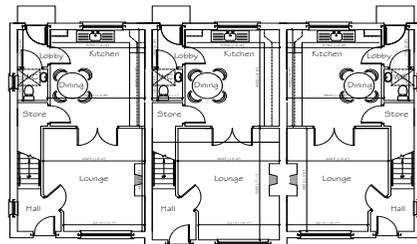
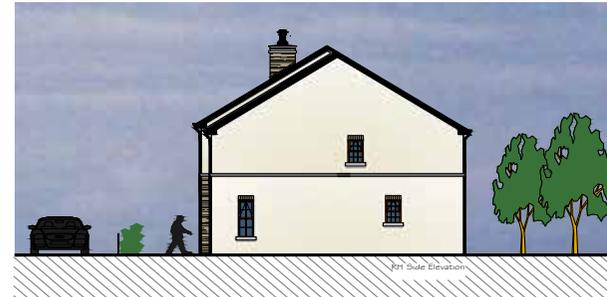


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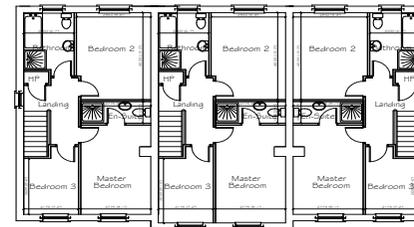
Type A

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Approved House Types B & B1 (Townhouse)



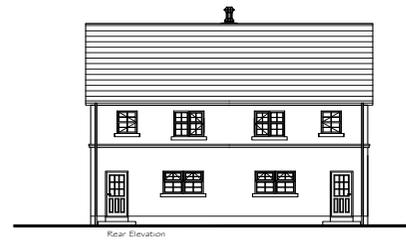
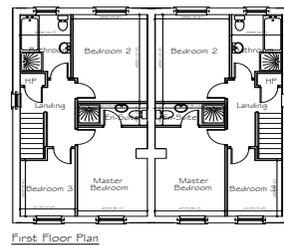
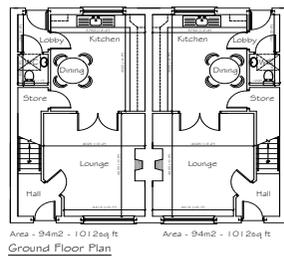
Area - 94m² - 1012sq ft
Ground Floor Plan
 Type B Type B1 Type B



First Floor Plan
 Type B Type B1 Type B

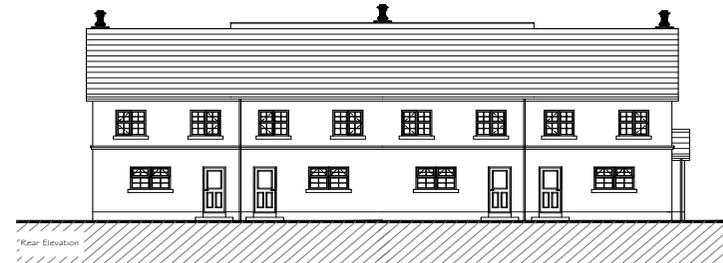
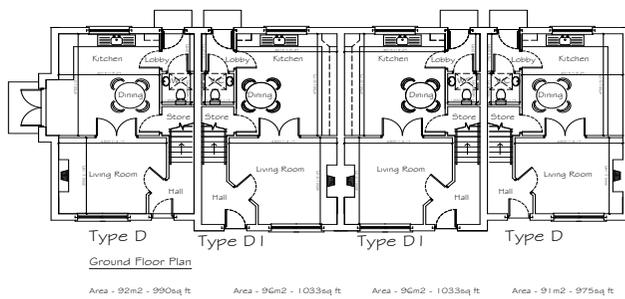
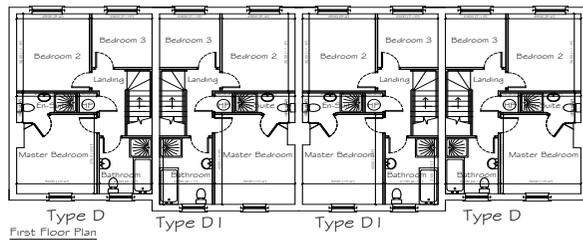
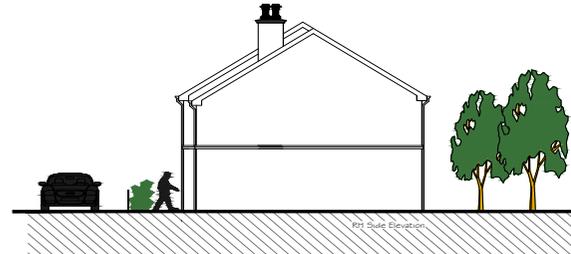
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Approved House Type C (Semi-Detached)



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Approved House Type D & D1 (Townhouse)



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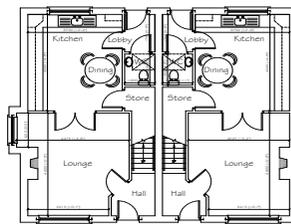
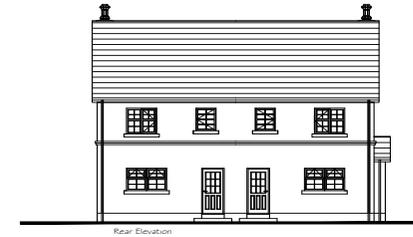
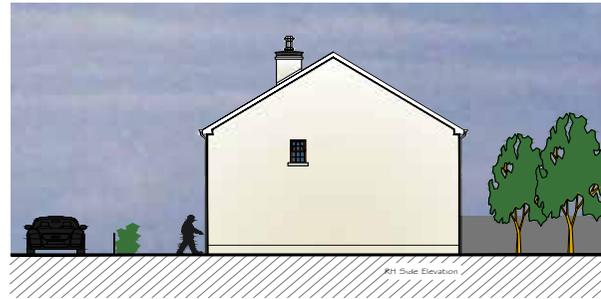
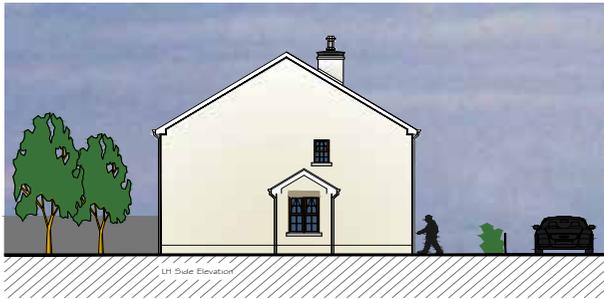
Approved House Type G (Detached)



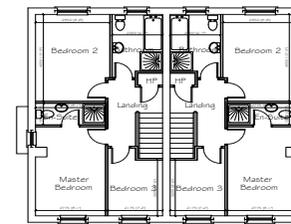
House Type G

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Approved House Types H & H1 (Semi-Detached)



Ground Floor Plan (H1) Area - 95m² - 1 023sq ft
 Ground Floor Plan (H) Area - 94m² - 1 012sq ft



First Floor Plan (H1) First Floor Plan (H)

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Price

We are instructed to seek unconditional offers in the region of £775,000 (Seven Hundred and Seventy Five Pounds Sterling), exclusive.

Title

Assumed to be freehold or long leasehold.

Value Added Tax

We are advised VAT is not applicable.

Viewing Details/Further Information

For further information please contact:

**Lambert
Smith
Hampton**

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