

## FOR SALE

# Prime Development Site Beechvalley Road, Dungannon, BT71 7BN



For Identification Purposes Only / Not to Scale

Prominent development site extending to approximately 1.42 acres.

Lands zoned within development limit in Dungannon and South Tyrone Area plan 2010.

The site formerly benefitted from outline planning consent for the construction of a bulky goods retail warehouse scheme to include the sale of convenience goods.

Excellent commercial location approximately 0.5 miles from Dungannon town centre and in close proximity to Tesco Extra, Argos and Lidl.

## Location

Dungannon is located in East Tyrone just off the M1 Motorway, approximately 40 miles from Belfast, 30 miles from Lisburn and 15 miles from Portadown and as such enjoys excellent transport links to the province as a whole. Dungannon has a population of approximately 16,000 persons and a large catchment population in excess of approximately 57,000 persons.

The subject site is located in Beechvalley approximately 0.5 miles from Dungannon town centre in close proximity to Dungannon's main bus station. Adjacent to the subject site is a 62,000 sq ft Tesco Extra store with the likes of Argos, Lidl and Iceland nearby.

## Description

- > The subject comprises a regular shaped plot of land with frontage onto Beechvalley.
- > Extending to approximately 1.42 acres the site would be suitable for a variety of uses.

## Planning

- > The lands are zoned as white land within the Dungannon settlement development limit in the Dungannon and South Tyrone Area Plan 2010.
- > **Site 1** benefited previously from outline planning consent for a proposed retail warehouse of approx. 9,000 sq ft for the sale of bulky goods, car park and associated goods. Application reference no. M/2010/0463/O.
- > **Site 1** was granted an amendment under Article 28 of the Planning (NI) Order 1991 to vary condition 5 of the above consent (M/2010/0463/O) to allow for the sale of convenience and comparison goods.
- > **Site 2** benefited previously from outline planning consent for proposed retail unit (GIA 7,040 sqft) for the sale of bulky goods and associated car park. Application reference no. M/2004/1559/O.

## Price

Offers in excess of £425,000 exclusive.

## VAT

All prices and rentals quoted are exclusive of, and may be subject to, VAT.

## Title

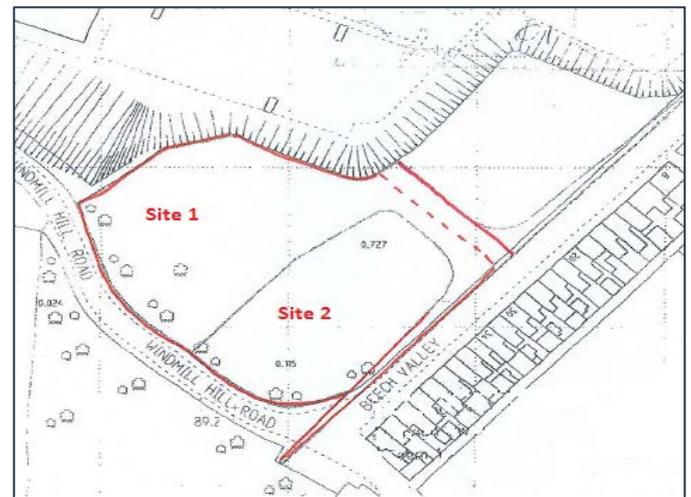
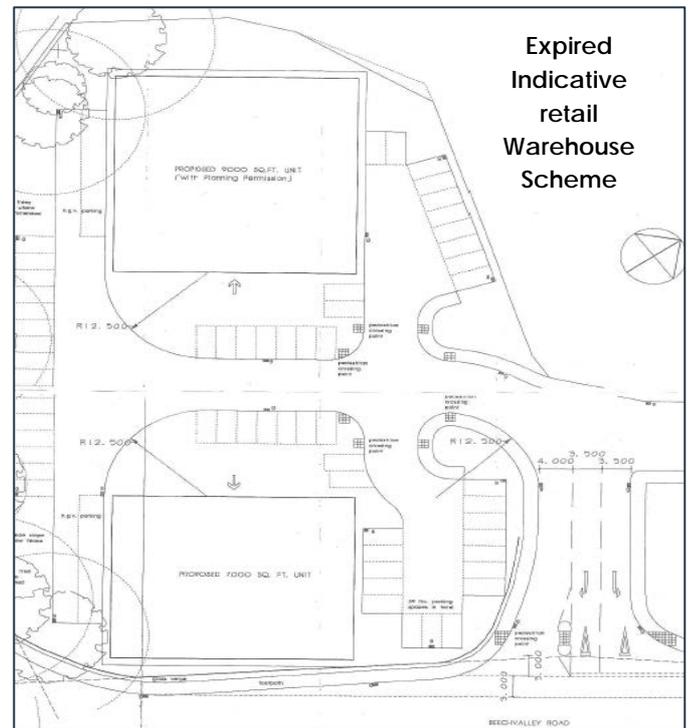
Believed to be freehold or long leasehold subject to a nominal ground rent.

## Contact

For further information please contact:

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