



FOR SALE

51 & 51a Castle Road, Cookstown, BT80 8TN

Potential Development Site (STPP) c. 1.7 acres with short term income

Lisney

Features

- Potential development site – subject to all necessary consents
- Detached residential dwelling in need of major refurbishment / demolition
- Various outbuildings with a commercial tenant currently overholding in part
- 1.7 Acres approximately

Location

The property is located on the Castle Road, Cookstown in a semi-rural location but only 5 minutes' walk to Cookstown Town Centre.

Also in close proximity is Killymoon Castle and Killymoon Golf Club with ease of access to the wider road network and public transport.

Description

The property comprises a 4-bedroom detached residential dwelling in need of major renovation / demolition and various associated outbuildings.

There is also a workshop / store currently occupied by an engineering company – further details upon request.

The total site is c. 1.7 acres and, subject to planning and all necessary consents, may provide an opportunity to be redeveloped for a range of commercial and residential uses.



Planning

The subject property is located within a Local Landscape Policy Area (LLPA 1) under the Cookstown Area Plan 2010.

LLPA 1 Ballinderry River Local Landscape Policy Area

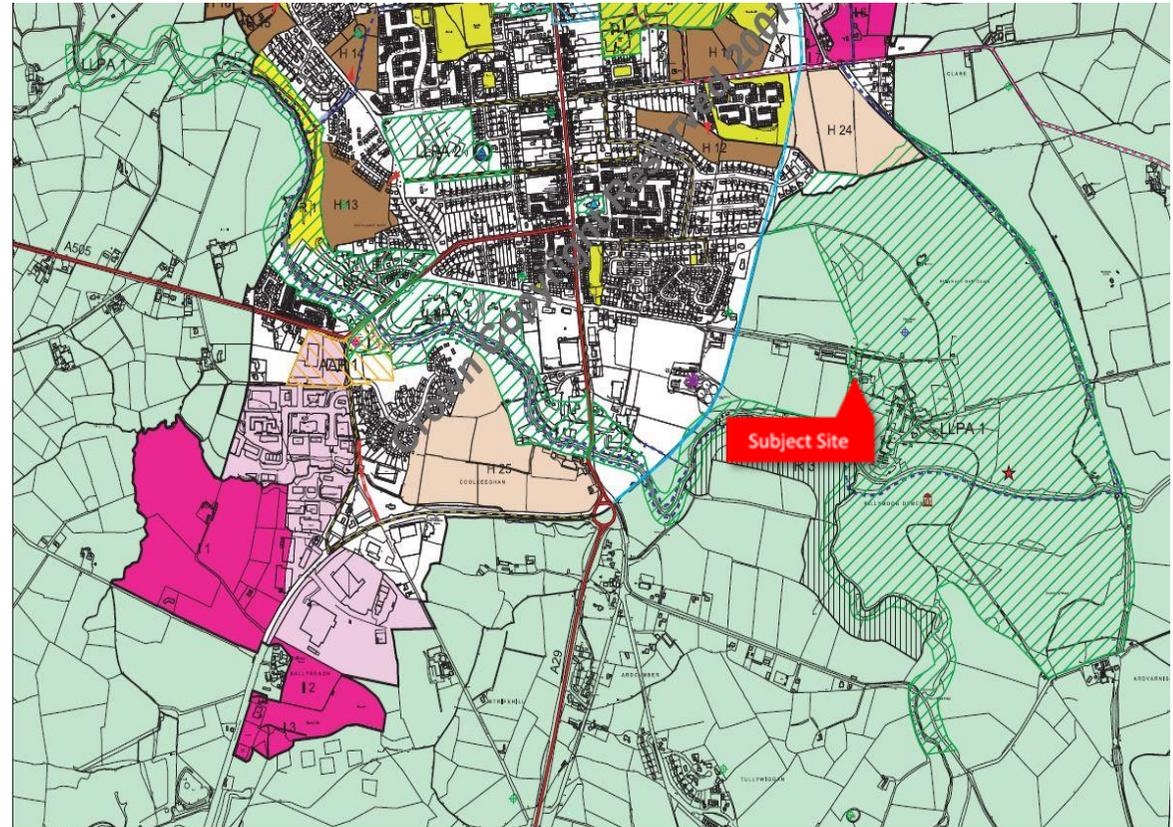
Designation of a Local Landscape Policy Area (LLPA) in this river valley is based on the area's topography, tree cover, nature conservation interests, historic buildings and industrial heritage.

The area contains a number of uses including a golf course and castle, an industrial estate, hotels and residential properties.

Within this area, there will be a presumption against new development apart from change of use to outdoor leisure and recreational uses or development that is ancillary to the enjoyment of the open space.

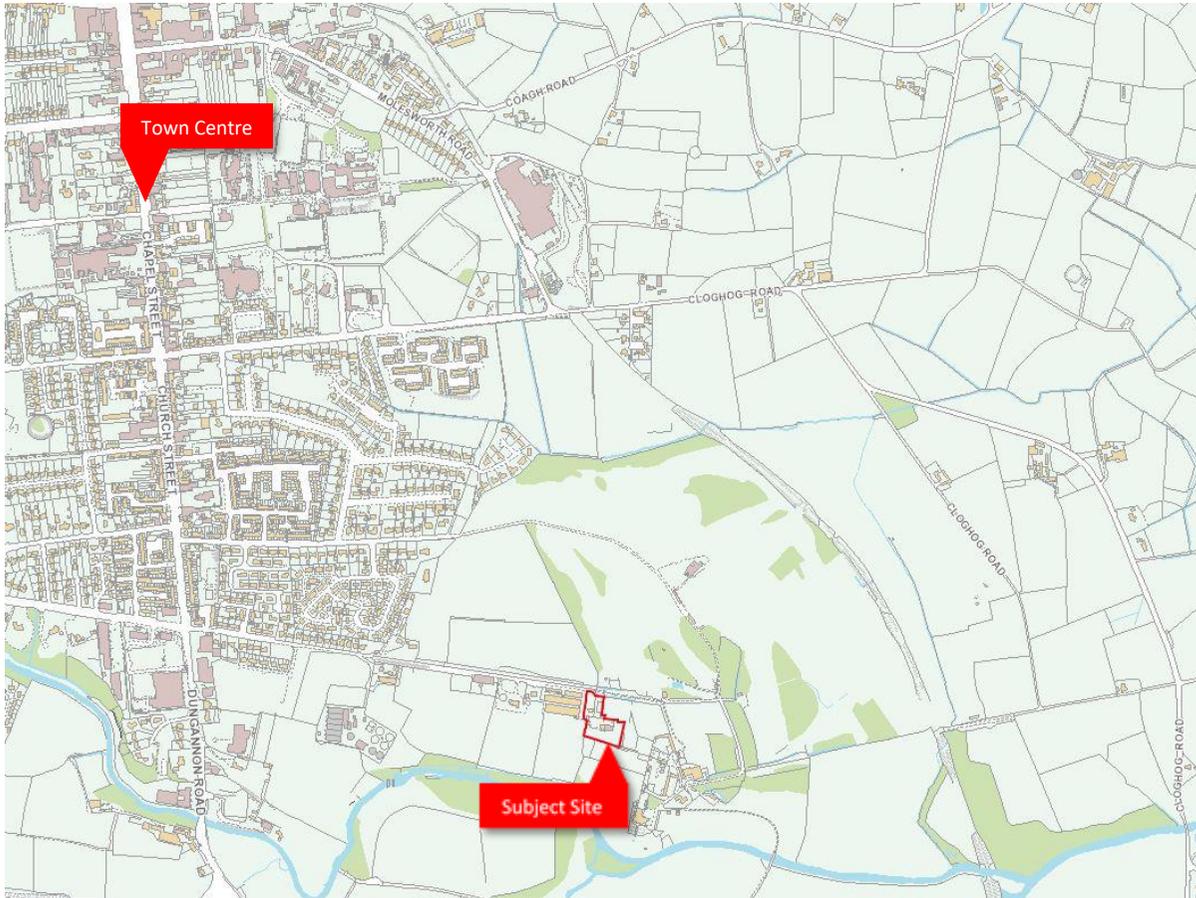
An exception to the above is the possible redevelopment, including suitable alternative land uses, of areas containing existing development. Proposals may be acceptable provided that they do not detract from the intrinsic value of the designated area.

Please Note: All interested parties should make their own enquires concerning the subject.



Cookstown Area Plan 2010 - Adopted Plan
Map No. 36a - Cookstown





Customer Due Diligence

*As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following:
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>
Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.*

Asking Price

Price on Application.

Title

It is understood that the property is held Freehold.

Rates

To be re-assessed upon occupation.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Contact

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