



FOR IDENTIFICATION
PURPOSES ONLY



FOR SALE c. 1 acre site with foundations in place
Lands at Mayboy Road, Boleran, Garvagh

LOCATION

The subject site is located off Mayboy Road in the townland of Boleran and is an extension of the Tobartee Park development. The local amenities include the nearby St Columba's Primary School and Chapel which are located less than a mile away. Coleraine is located c. 10.2 miles north of the subject and Garvagh c.4 miles south where all other local amenities can be found.

DESCRIPTION

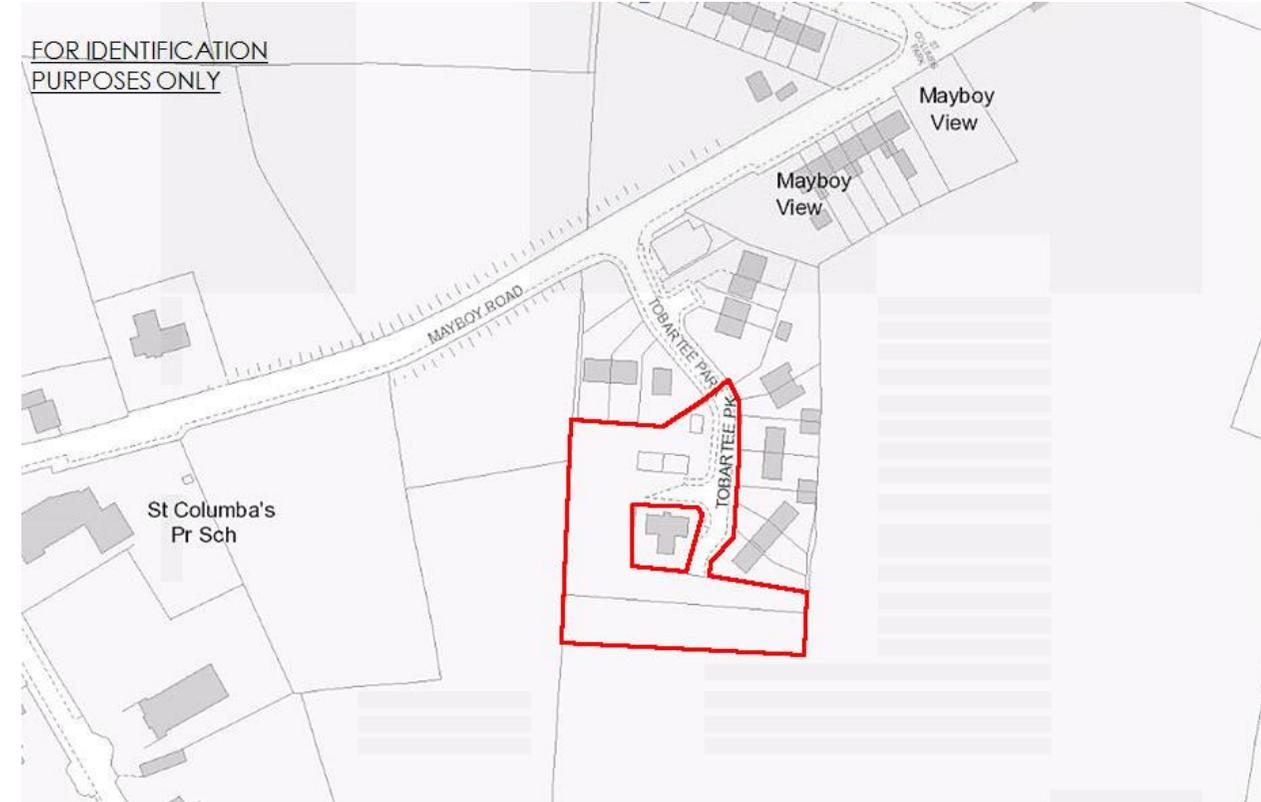
Access to the site is off the Mayboy Road via a right of way through Tobartee Crescent and Tobartee Park. The subject site extends to c. 1 acre, foundations for 2 No dwellings are currently in place together with a part built detached garage. On the ground boundaries are established by a mix of stock proof fencing and timber fencing.

PLANNING

There are no active planning applications related to the site however prospective buyers should satisfy themselves as to the planning history by making formal enquiries to the planning service.

SITE AREA

The lands extends to c.1 acres (0.4 hectares) in total.





SALES DETAILS

PRICE: £50,000

TITLE: Assumed Freehold / Long Leasehold

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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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/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.