



FOR IDENTIFICATION PURPOSES ONLY



**OKT**  
O'CONNOR KENNEDY TURTLE

# FOR SALE

Farmland extending to c. 3.3 acres with Development Potential (Subject to Planning)

## Lands at Curragh Road, Dungiven BT47 4SE



# LOCATION

Dungiven is a small rural town in Co Londonderry, being on the main route between Belfast and the City of Derry and at a crossing point on the River Roe.

The subject land is located on the edge of the settlement of Dungiven, with extensive frontage onto Curragh Road.

# DESCRIPTION

Prominent lands, which are level in nature and extend to c. 3.3 acres.

The lands are currently utilised for grass, being bounded by natural hedging.

Potential for long term development to other uses, subject to obtaining any necessary planning consent

# SITE AREA

Lands	c. 3.3 acres	c. 1.335 hectares
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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.

## SALES DETAILS

PRICE: Offers in the region of £75,000

TITLE: Assumed to be held by way of freehold title

SOLICITORS: Dickson McNulty  
50 Spencer Road  
Londonderry  
BT45 6AA  
Contact: William McCleery  
Tel: 028 7134 1864

## VAT

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

## FURTHER DETAILS



O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle  
22 Adelaide Street  
Belfast BT2 8GD  
T +44 (0)28 9024 8181  
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## CONTACT:

BRIAN TURTLE | [brian.turtle@okt.co.uk](mailto:brian.turtle@okt.co.uk)

Our Ref: BFT/JP/9062

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.