



For identification purposes only



FOR SALE Highly Visible Residential Development Site C. 0.4 Acres
**Branch Road Roundabout, Branch Road,
Derry, BT48 0NB**

LOCATION

Derry / Londonderry is Northern Ireland's 2nd largest city and provides the clear focal point for trade in the North West of the Province and indeed Ireland as a whole. It boasts a great deal of innovation through its Science Park, local employers such as Seagate and many fine seats of learning such as the Magee Campus of the University of Ulster and the North West Regional College.

The City of Derry currently has a residential population of c. 107,877 and a cross border catchment of 400,000.

DESCRIPTION

The site is prominently positioned on the junction of Branch Road, Northland Road, and Aileach Road, just opposite the Dunnes Stores complex which includes Molly Malone's Restaurant and Bradley's Pharmacy.

The site, which has had previous approval to develop 10 residential units, has more recently been mooted as suitable for a multiple storey apartment style development (subject to planning) for some 26 units.

NB - We are advised there is likely some Japanese Knotweed on part of the site so please be aware of this when making any offer in terms of your likely costs of eradication.

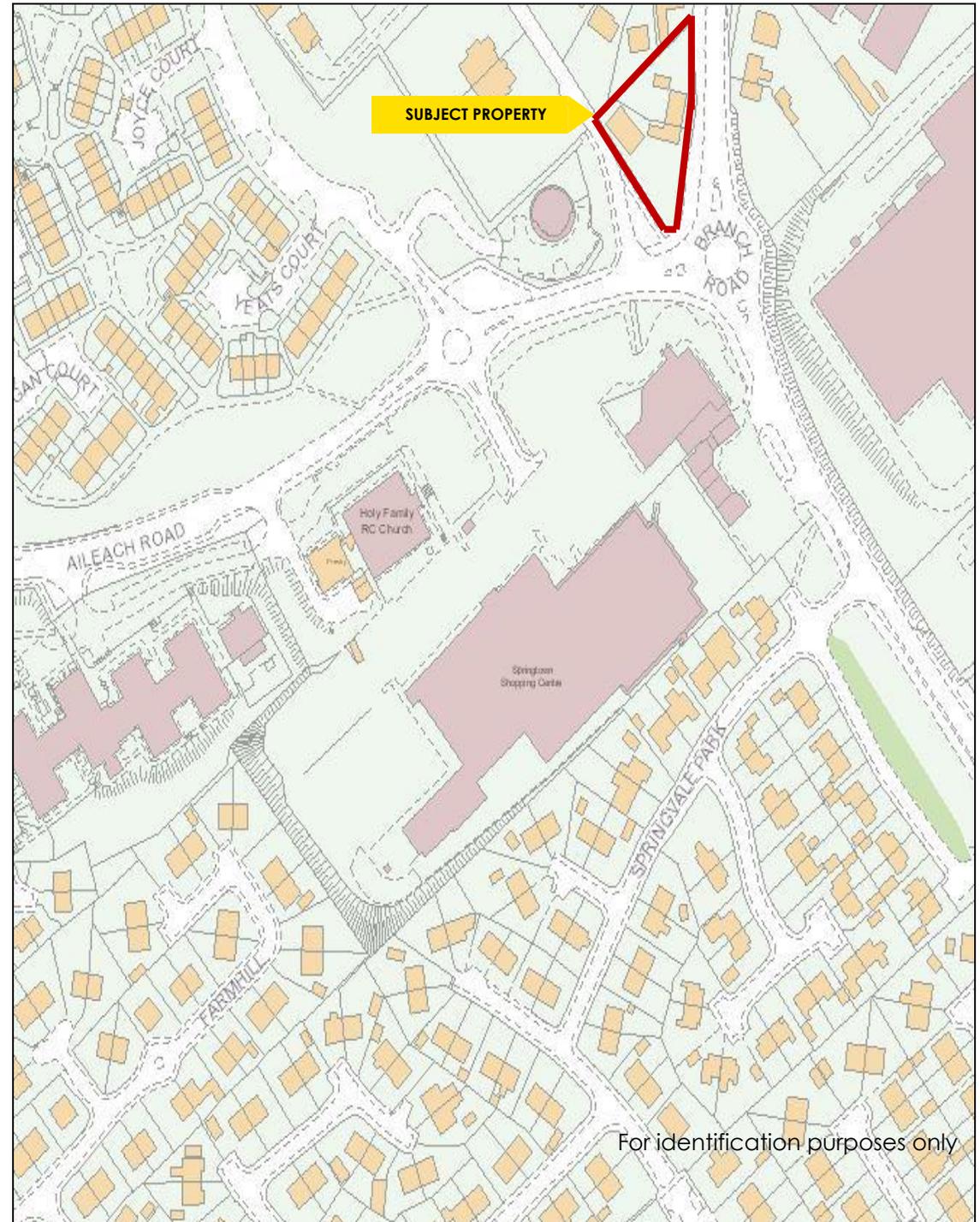
SITE AREA

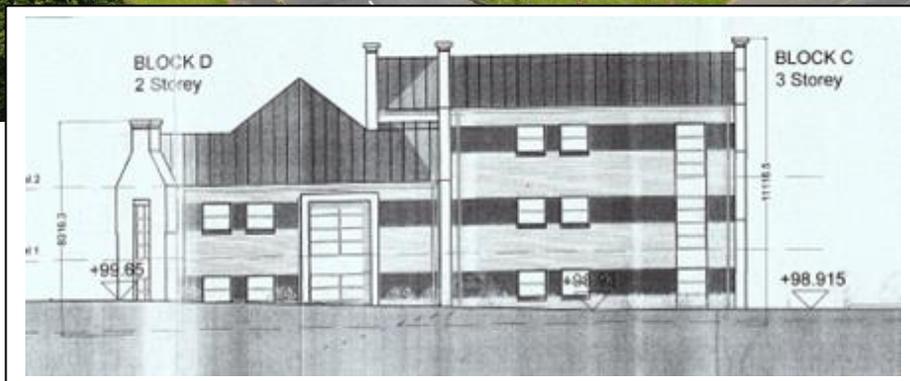
The site extends to c. 0.4 acres (0.16 ha).

PLANNING

Initial Application Ref: A/2008/0017/F & A/2015/0017/F
Initial Appn. Renewal Appn.

Granted: 24/03/15





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 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.



SALES DETAILS

PRICE: Offers in the region of £285,000

TITLE: Assumed freehold title

Closing Date 3rd September 2019 at 12:00 Noon.

All offers to be made in writing stating

- the name of the purchasing party,
- clear proof of funding
- confirmation of solicitor.

The vendor reserves the right to agree a sale prior to the closing date so parties are encouraged to engage at an early opportunity.

VAT

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

FURTHER DETAILS

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