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**SITE A**

**SITE B**

**Potential Site**

**FOR SALE**

**Sites at 131 Drumcroon Road, Coleraine, BT51 4HH**

Two Single Dwelling Sites with Outline Planning Permission

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**SITE A**



**SITE B**



# LOCATION / DESCRIPTION

Garvagh town is located within County Londonderry, c. 6 miles south of Coleraine, c. 14 miles east of Limavady and c. 10 miles north of Maghera.

The sites are located on the A29, the main road connecting Coleraine and Garvagh. The sites are located c. 4.5 miles north of Garvagh and c. 7.3 miles south of Coleraine.

Potential exists for an additional dwelling, subject to obtaining necessary planning consents.

# PLANNING

## SITE 1

REF: LA01/2022/0116/O  
DESCRIPTION: Outline planning for a detached bungalow  
GRANTED: 4 August 2022

## SITE 2

REF: LA01/2022/0119/O  
DESCRIPTION: Outline planning for a detached dwelling  
GRANTED: 11 January 2023

# SALES DETAILS

PRICE: Site A: £75,000  
Site B: £85,000

TITLE: We assume the property is held under freehold title

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



# FURTHER INFORMATION

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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