



Instinctive
Excellence
in Property.

For Sale

Industrial Lands

Keans Hill Road/Courtauld Way
Campsie Industrial Estate
Derry/Londonderry
BT47 3XX

INDUSTRIAL LANDS



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Location

The subject site is located at the junction of Courtauld Way and Keans Hill Road in the established and highly sought after Campsie Industrial Estate, approximately 6 miles east of Derry city which has the second highest population in Northern Ireland.

This location benefits from an excellent road infrastructure and public transport facilities as well as being in close proximity to Derry/Londonderry Port, the City of Derry Airport and the border with the Republic of Ireland

Description

The site extends to 9.46 acres and benefits from a rectangular shape as well as excellent road frontage onto McClean Road and Courtauld Way with a high level of passing vehicular traffic.

Planning

We understand the land is zoned as existing industry as per the Derry Area Plan 2011.

We would advise that interested parties make their own independent enquiries relating to the planning permission on the lands.

Accommodation

The site extends to approximately 9.46 acres in total.

Individual lots are available as follows:

Lot No.	Acres	Hectares
Lot 1	2.78	1.12
Lot 2	2.78	1.12
Lot 3	3.90	1.57

Title

The lands are held on a Long Leasehold Title of 999 years at a nominal ground rent of £1 per annum if demanded.

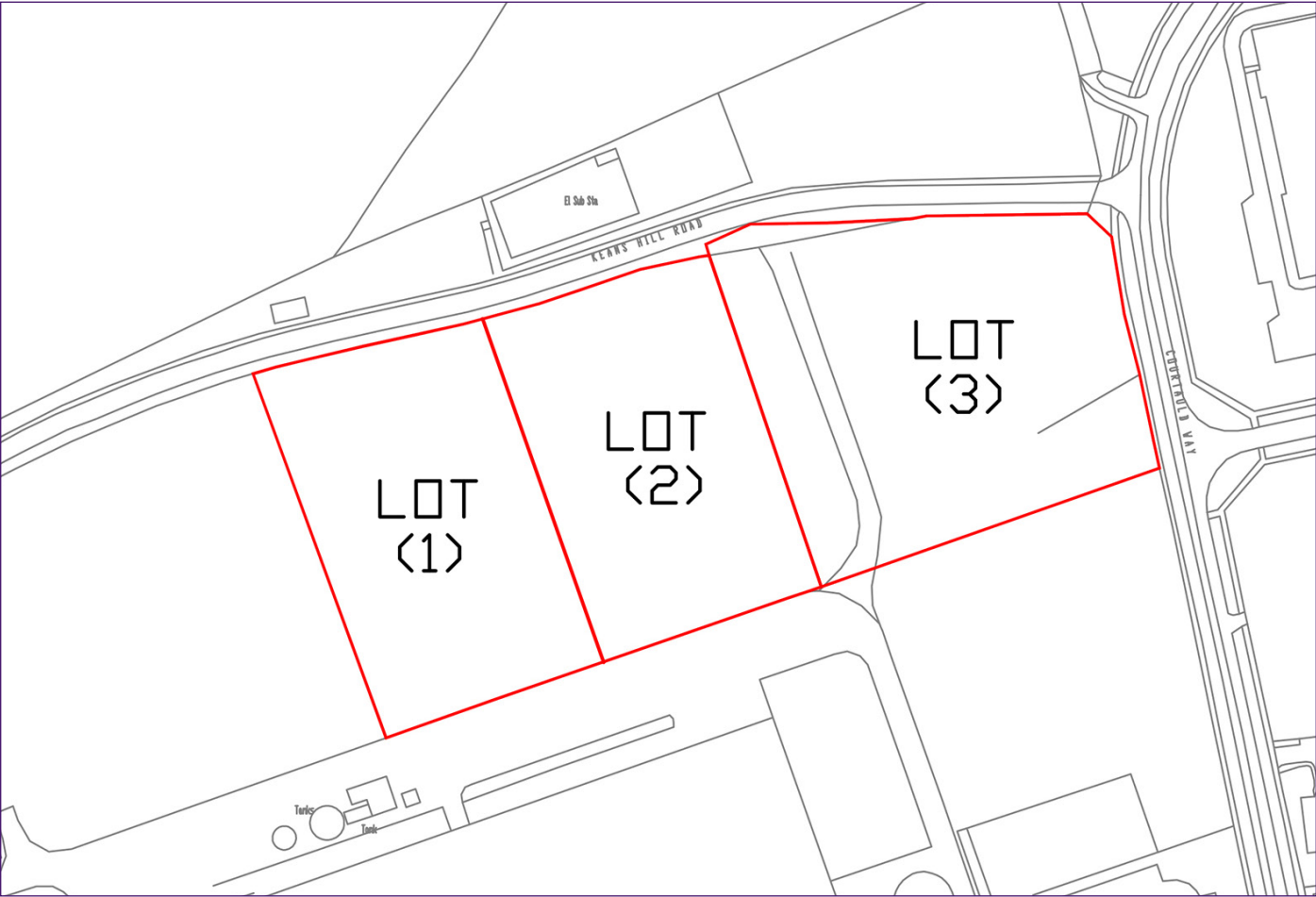
VAT

All prices quoted are exclusive of and therefore may be liable to VAT.



Guide Price

Price on application.



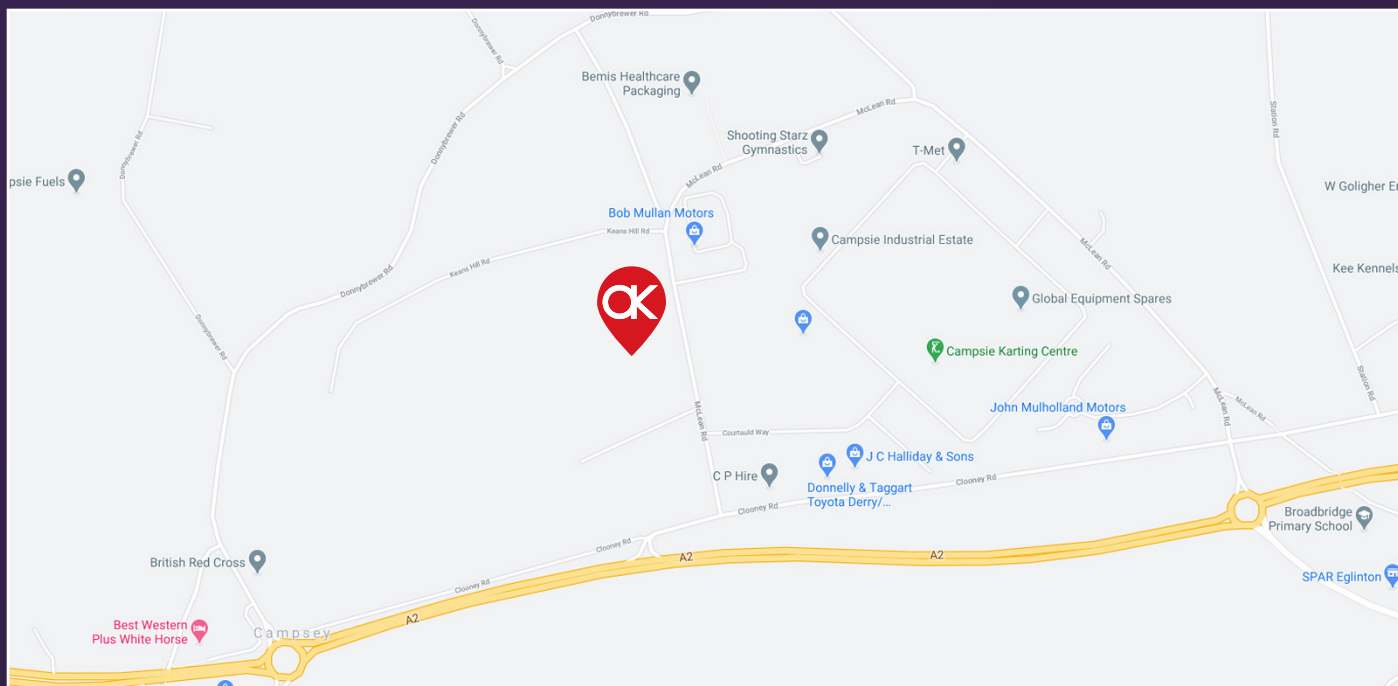
Individual Lot Plan



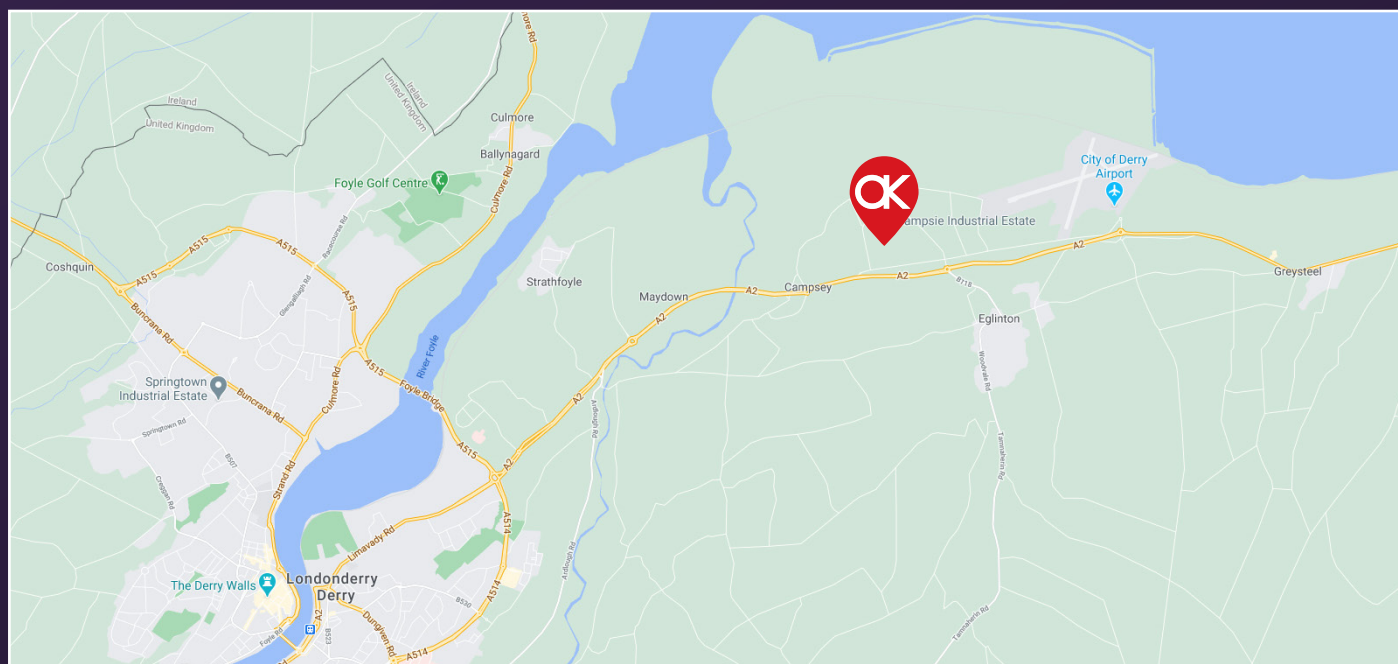
Location Maps



Osborne
King



FOR IDENTIFICATION PURPOSES ONLY



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