



For Identification Purposes Only

For Sale

Development Site extending to c.5.1 acres
Ballyneil Road, Ballyronan, Magherafelt, BT45 6JE

**Riddell
McKibbin**

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SUMMARY

- Excellent Residential Development Opportunity
- Extends to approximately 5.1 acres (2.06 hectares)
- Previous planning approval for 57 dwellings (I/2006/1241/F)
- Within walking distance of the village centre
- Guide Price £350,000 exclusive

LOCATION

Ballyronan is a village located on the North-Western shores of Lough Neagh, approximately 4.5 miles South-East of Magherafelt, 12 miles North-East of Cookstown and 6 miles East of Moneymore. The village is host to a range of local amenities to include bars, shops, a nursing home, a marina and a caravan park.

The site is located off the Ballyneil Road, opposite Cove Close which is an established residential development. Ballyneil Road links Ballyronan with the neighbouring settlements of The Loup and Moneymore.

DESCRIPTION

The site extends to approximately 5.1 acres (2.06 hectares) and is predominately level in topography. The site benefits from frontage directly onto the Ballyneil Road however the current access to the land is via a laneway which sits adjacent 25a Ballyneil Road. See the site plan for further details.

PLANNING

Full Planning Permission was previously granted on the site under **Ref: I/2006/1241/F - Approved 18/08/08** for the development of 57 dwellings (2 no. detached; 2 no. semi-detached; 45 no. townhouses & 8 no. apartments).

We have consulted the Cookstown Area Plan 2010 and have established that the site is situated within the development limit of Ballyronan has been left undesignated as Whiteland.

The site may be suitable for a variety of uses subject to the necessary planning approvals.

Prospective purchasers are advised to carry out their own planning due diligence prior to bidding.

SITE AREA

The site extends to approximately 5.1 acres (2.06 hectares).

TENURE

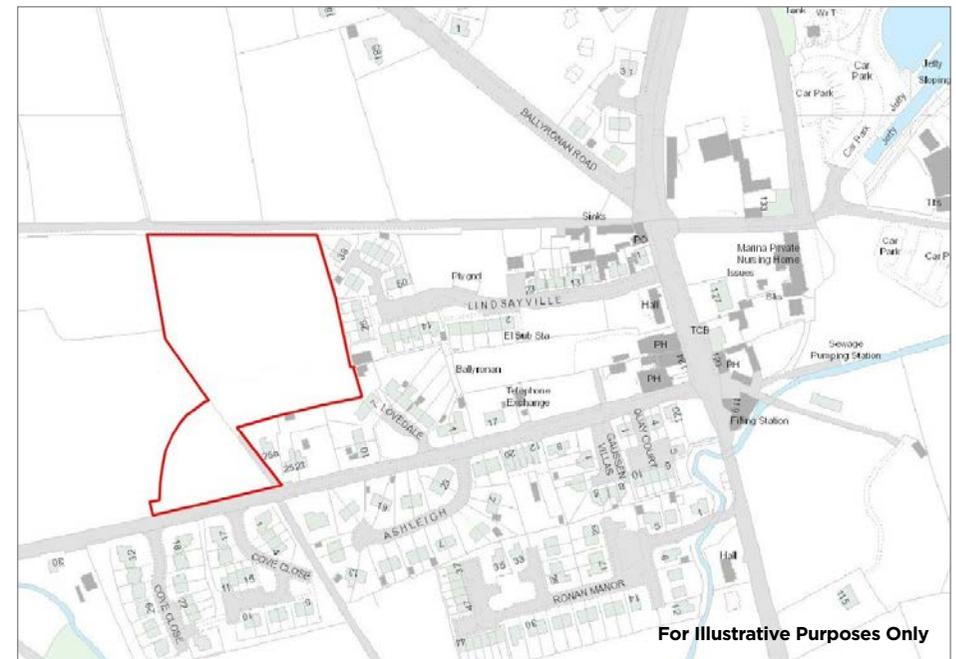
Assumed freehold or long leasehold.

PRICE GUIDE

Offers are invited in excess of £350,000 exclusive.

VAT

All prices stated are exclusive of, but may be liable to VAT.



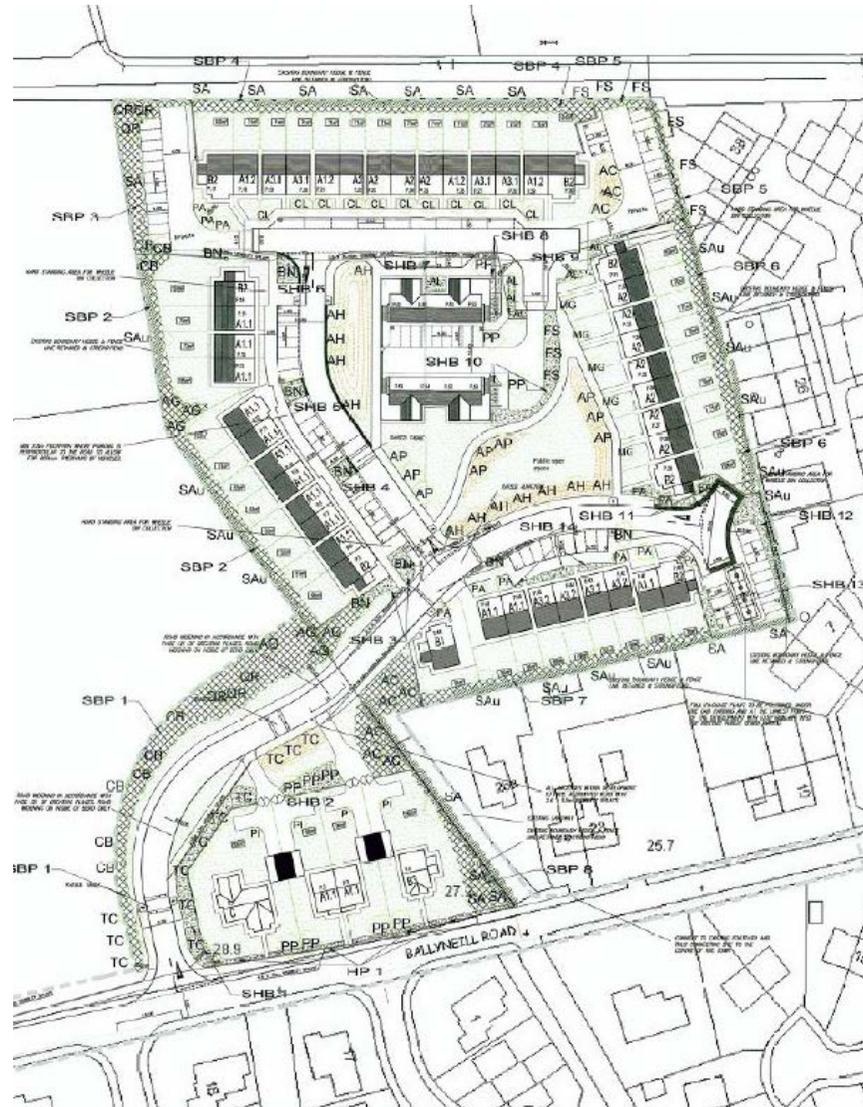
For Illustrative Purposes Only

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Site Plan

(Previously approved site layout)



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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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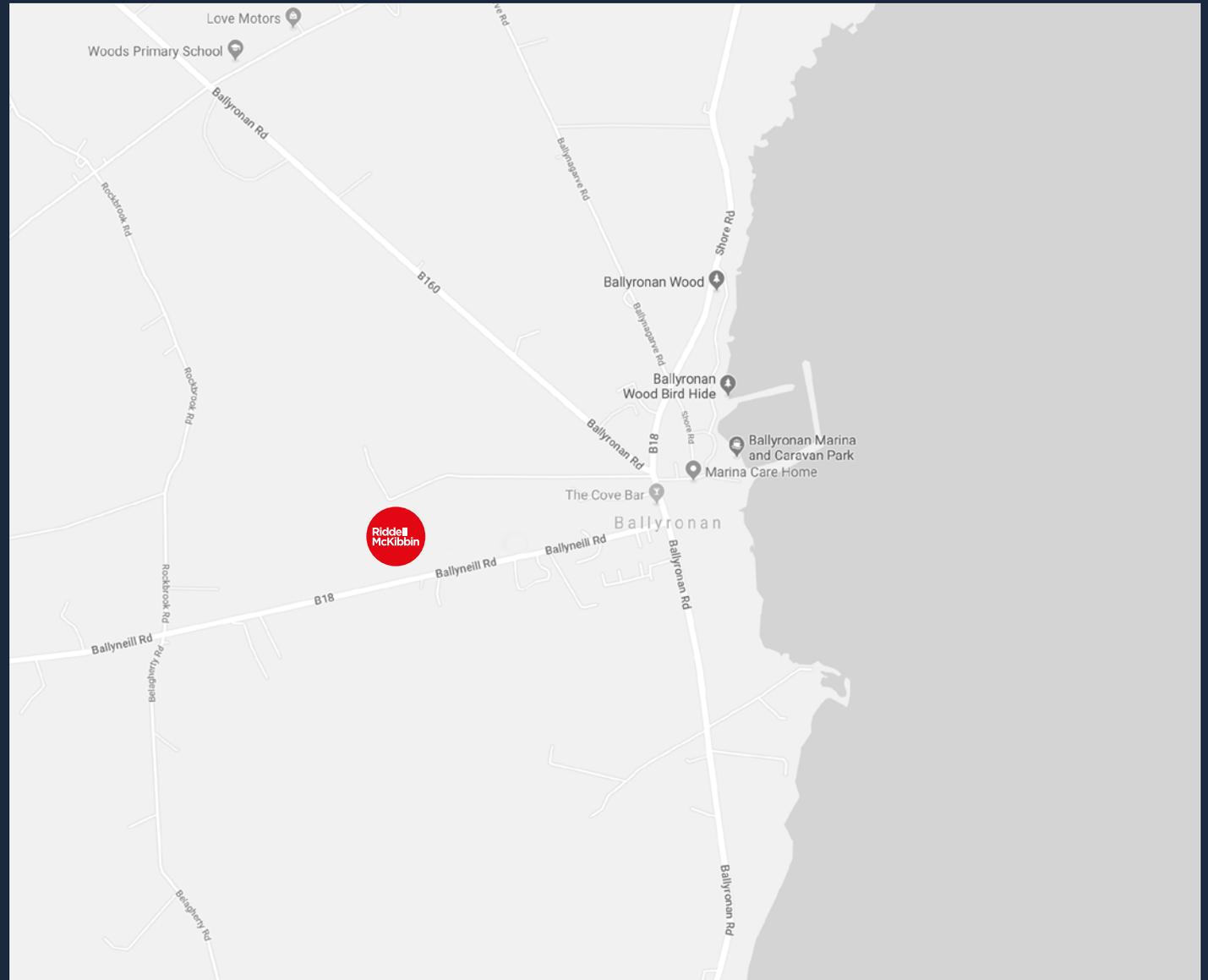
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