



8 SACKVILLE STREET, DERRY / LONDONDERRY, BT48 7BQ

Excellent Opportunity for Potential Mixed-Use Development in City Centre





Boundary for indicative purposes only.

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SUBSTANTIAL CITY CENTRE DEVELOPMENT OPPORTUNITY

Letterkenny 35.3 miles (56.8 km), Omagh 33.6 miles (54.07km), Enniskillen 53.6 miles (86.3km), Belfast 69.5 miles (111.7 km) and Newry 83.1 miles (133.7 km)

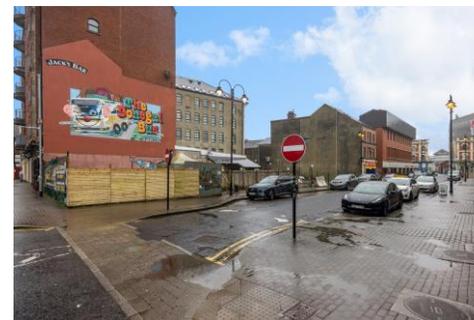
Opportunity to develop a mixed-use scheme located in the heart of the City of Derry / Londonderry.

Recently expired full planning permission for 2 ground floor retail units & 11 apartments (reference LA11/2017/0804/F).

Freehold site extending to about 0.1 acres (0.04 hectares).

Asking price of £250,000 (Two Hundred and Fifty Thousand Pounds Sterling).

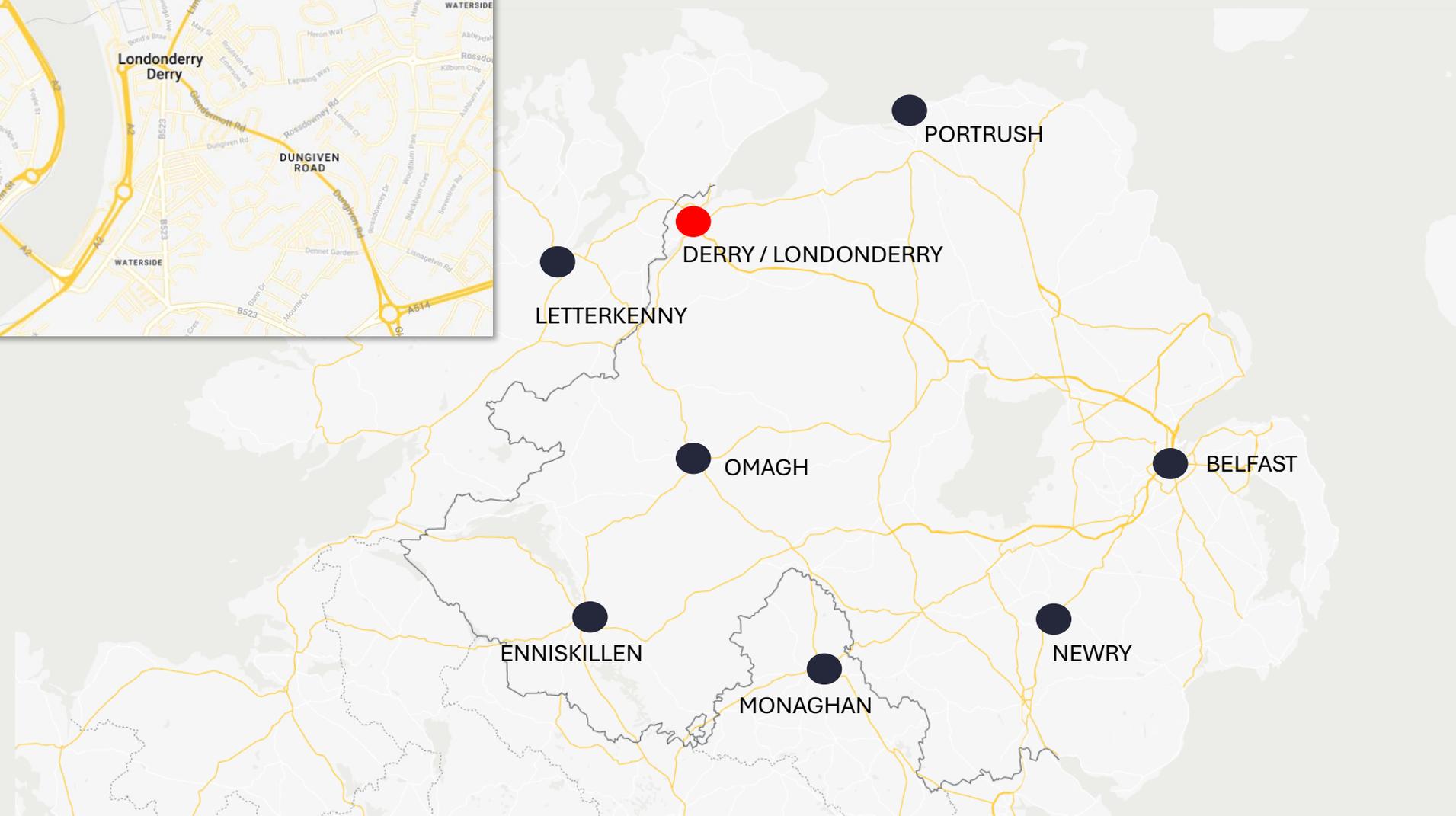
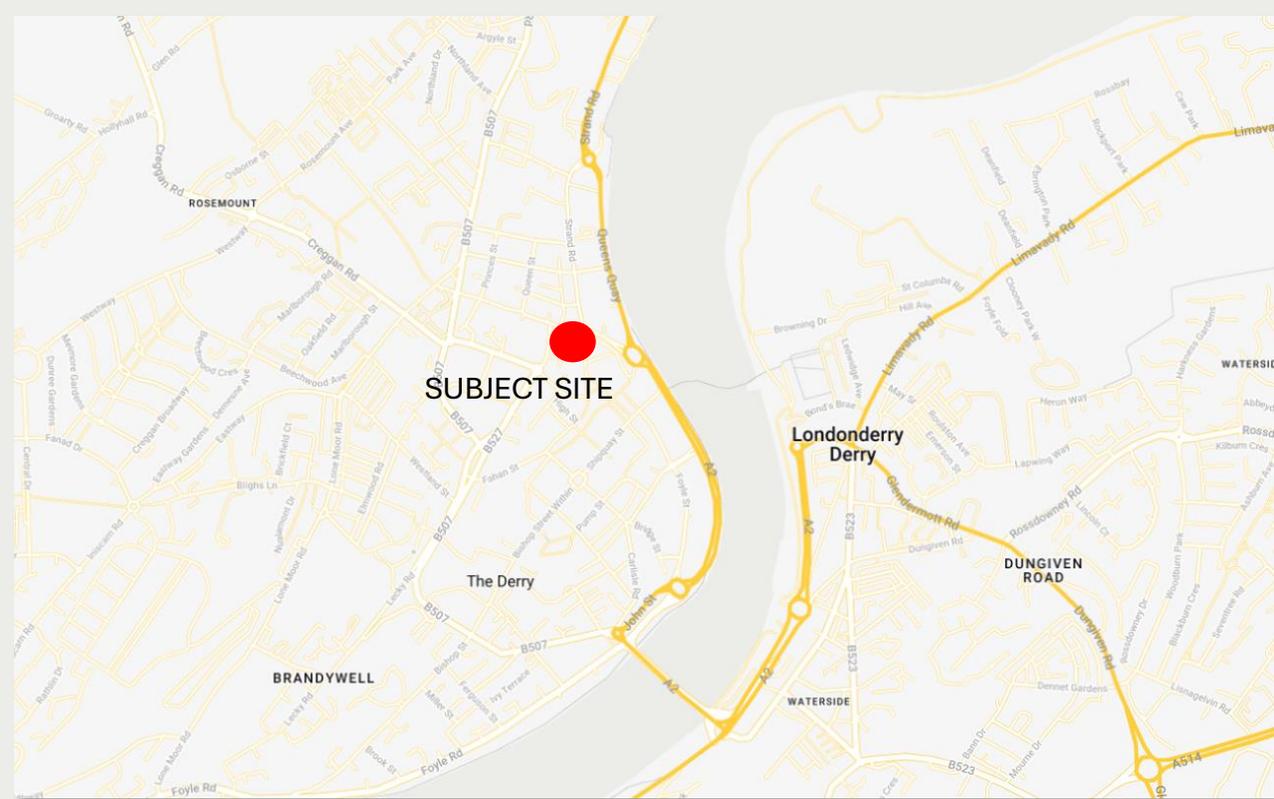
For sale by Private Treaty.



Savills Belfast

2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+ (0) 28 9026 7820
Belfast@savills.ie





LOCATION

Derry/Londonderry is the second largest city in Northern Ireland and is the regional capital of the Northwest of Ireland. The city is located about 70 miles (113 Km) to the northwest of Belfast and about 145 miles (233 Km) to the Republic of Ireland's capital, Dublin.

The city has the benefit of excellent transport infrastructure, with the City of Derry Airport located about 7 miles (11km) to the northeast, and Belfast International Airport about 56 miles (90km) to the southeast. This ideal location offers excellent links between the Republic of Ireland and the wider UK. Transport throughout the island of Ireland is convenient due to the proximity to the A6, which provides direct access to the M2 into Belfast. Further links can be found on the A5 leading to the southwest of the province and to the west of Ireland from the N13.

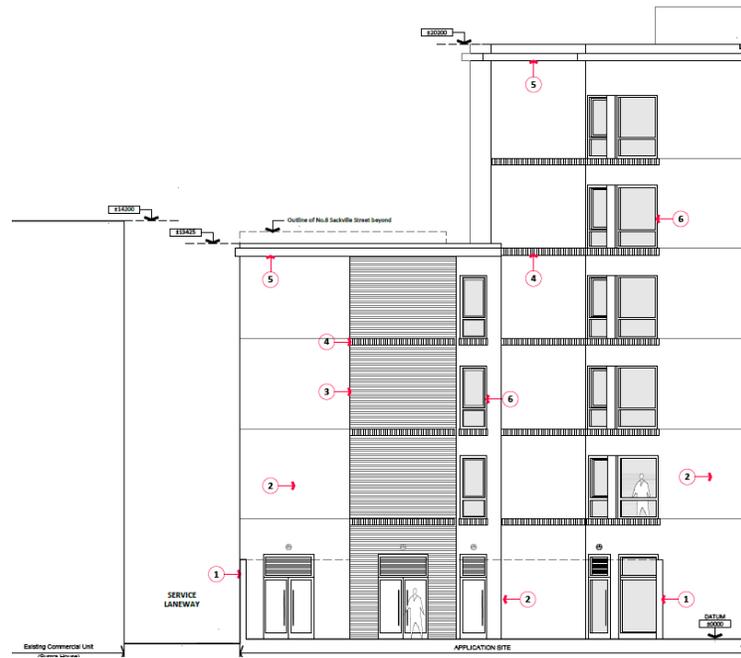
The subject site is located in the centre of Derry / Londonderry with the site bounded by Sackville Street which intersects with Strand Road (east of the subject site) and Little James Street (west of the subject site).

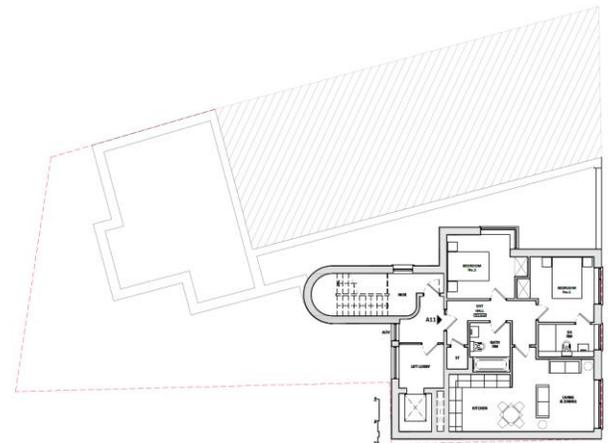
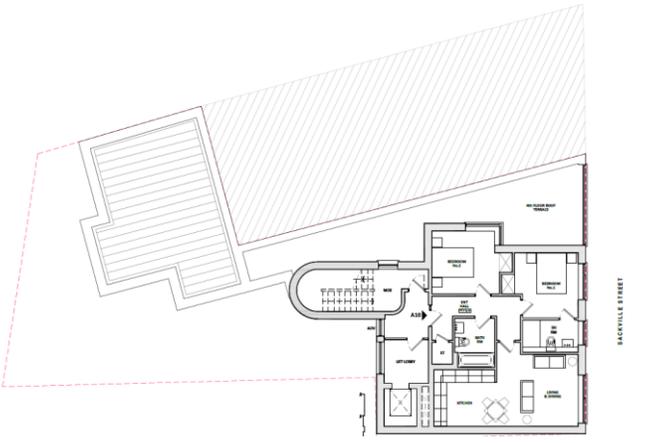
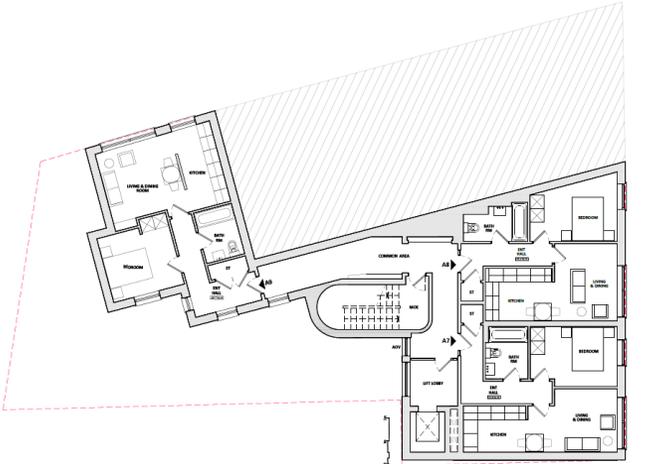
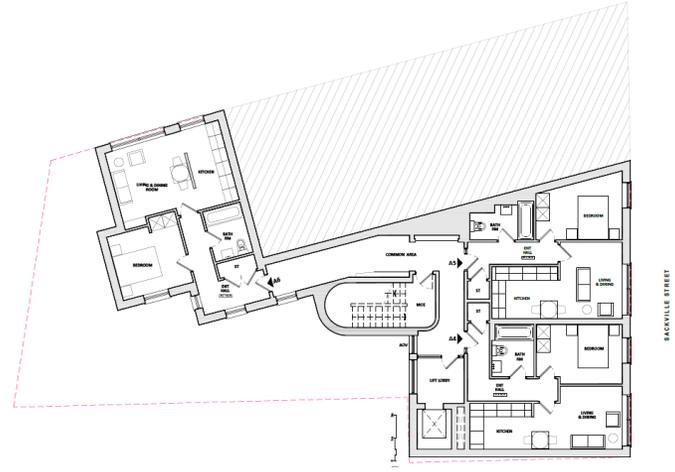
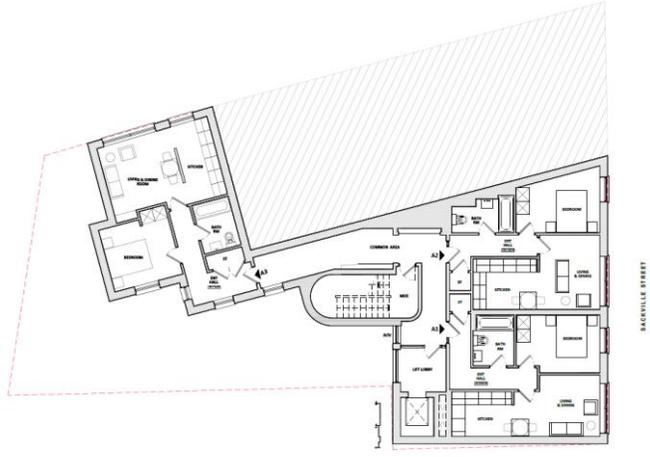
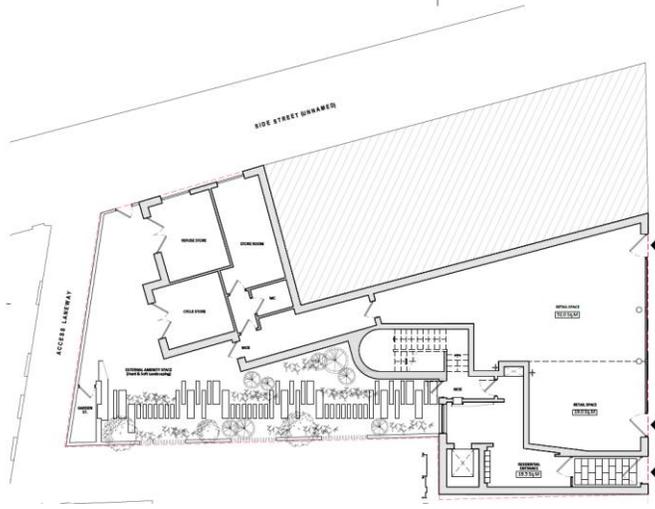
The surrounding area is a mixture of retail and residential use with a number of retailers including Sackville Bakery, Amber Hair & Beauty, and The Craft Shop to name a few.

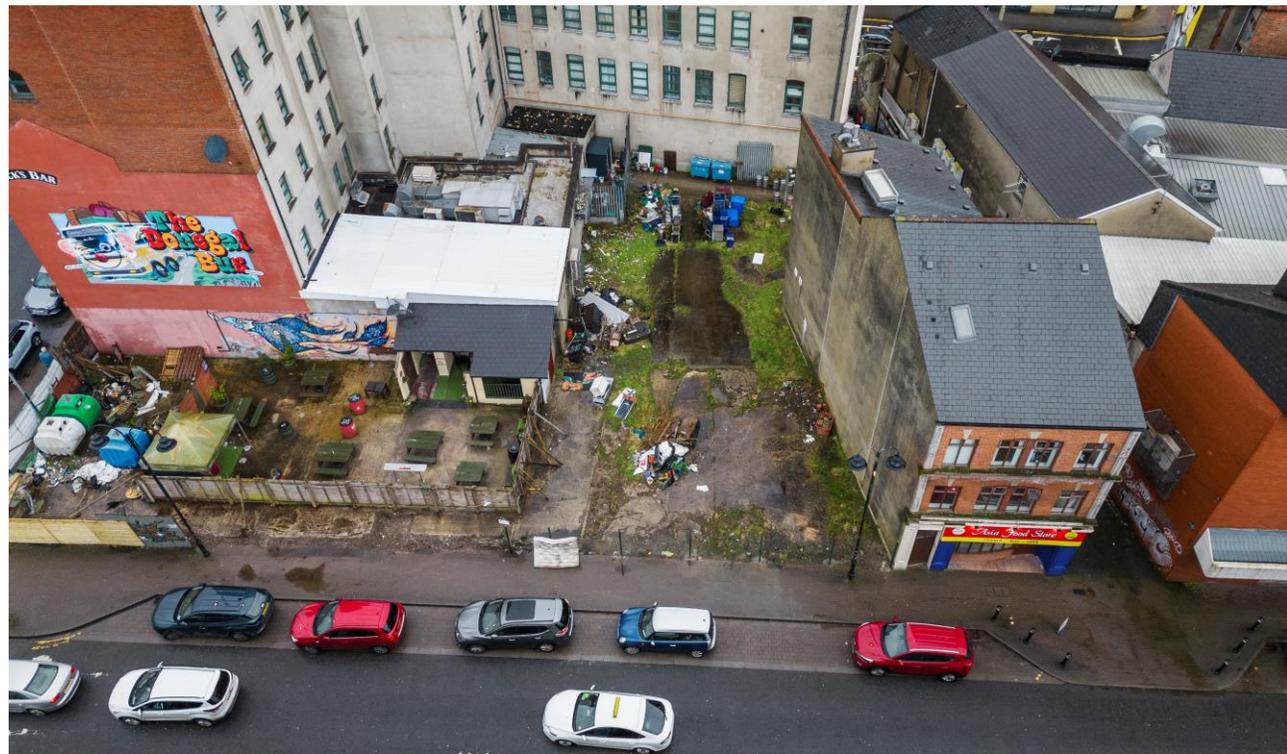


DERRY/LONDONDERRY IS THE SECOND
LARGEST CITY IN NI & REGIONAL CAPITAL
OF THE NORTHWEST OF IRELAND

INDICATIVE PLANS







DESCRIPTION

The subject site extends to about 0.1 acres (0.04 Ha), which is an irregular shape and has been cleared. The property is bounded on three sides by an Asian Food Store to the east, Jacks Bar to the west and Hogg & Mitchell Apartments to the north. The lands have frontage onto Sackville Street with access provided off the Harbour Square roundabout onto Great James Street & Strand Road.

PLANNING

The site recently benefitted from full planning permission Reference LA11/2017/0804/F, which has now expired. The planning covered the erection of a 5-storey building with 2 ground floor retail units and 11 apartments (9 no. 1 bed & 2 no. 2 bed apartments) accommodated on the floors above with provision of bike storage and amenity area for resident's use.





GENERAL REMARKS

Viewings

Viewings strictly by appointment and to be arranged with the sole agent.

VAT

The property is not opted for tax

Sale Price

Asking Price: £250,000 (Two Hundred & Fifty Thousand Pounds Sterling).

Offers

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie), or Alex Pelan (alex.pelan@savills.ie).

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

FAO Joann Carson - Babbingtons, 9 Limavady Road Derry / Londonderry BT47 6JU.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Boundary for indicative purposes only.

**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CONTACT:**

NEAL MORRISON
T: +44 (0) 28 9026 7824
M: +44 (0) 77 4039 3733
E: neal.morrison@savills.ie

ALEX PELAN
T: +44 (0) 28 9026 7829
M: +44 (0) 74 8408 6469
E: alex.pelan@savills.ie

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- Brochure prepared February 2024



