

**SITE WITH F.P.P. LOCATED @
GORTMERRON AVENUE
RANFURLY ROAD
DUNGANNON
CO. TYRONE
BT71 6EF**



*working harder to make your **move easier***

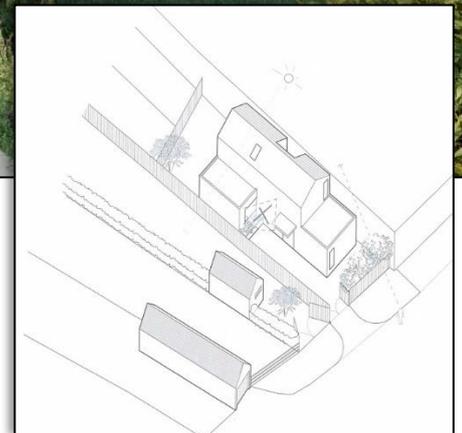
26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

“A ONCE IN A LIFETIME OPPORTUNITY”

THIS EXCEPTIONALLY RARE OPPORTUNITY IS SURE TO APPEAL TO DISCERNING DEVELOPERS & BESPOKE SELF-BUILDERS ALIKE – IDEALLY SITUATED JUST OFF THE EVER PRESTIGIOUS & HIGHLY SOUGHT AFTER RANFURLY ROAD, WITHIN STROLLING DISTANCE OF RENOWNED SCHOOLS, FANTASTIC EATERIES, LOCAL BOUTIQUES & ALL DUNGANNON TOWN CENTRE AMENITIES THIS “READY TO GO” SITE BENEFITS FROM FULL PLANNING PERMISSION (LA09/2020/0695/F) FOR AN ARCHITECT DESIGNED, CONTEMPORARY 3 BEDROOM HOME. WITH TOWN VIEWS, OFF STREET PARKING & UNRIVALLED CONVENIENCE THIS IS A ONE TIME OPPORTUNITY TO BE ENVIED BY MANY...

...DO NOT MISS IT!



GUIDE PRICE: £47,500

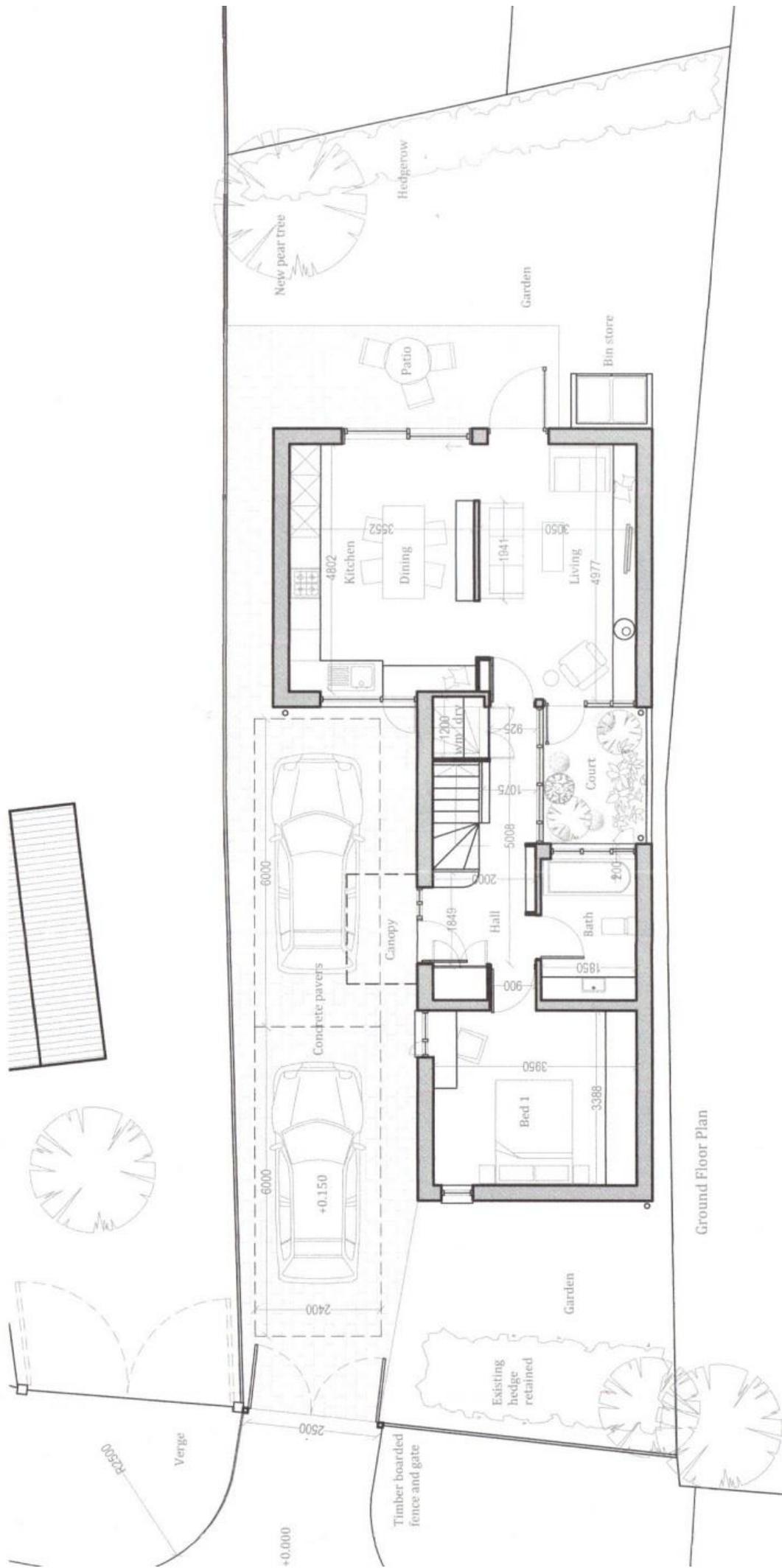
www.tomhenryandco.com



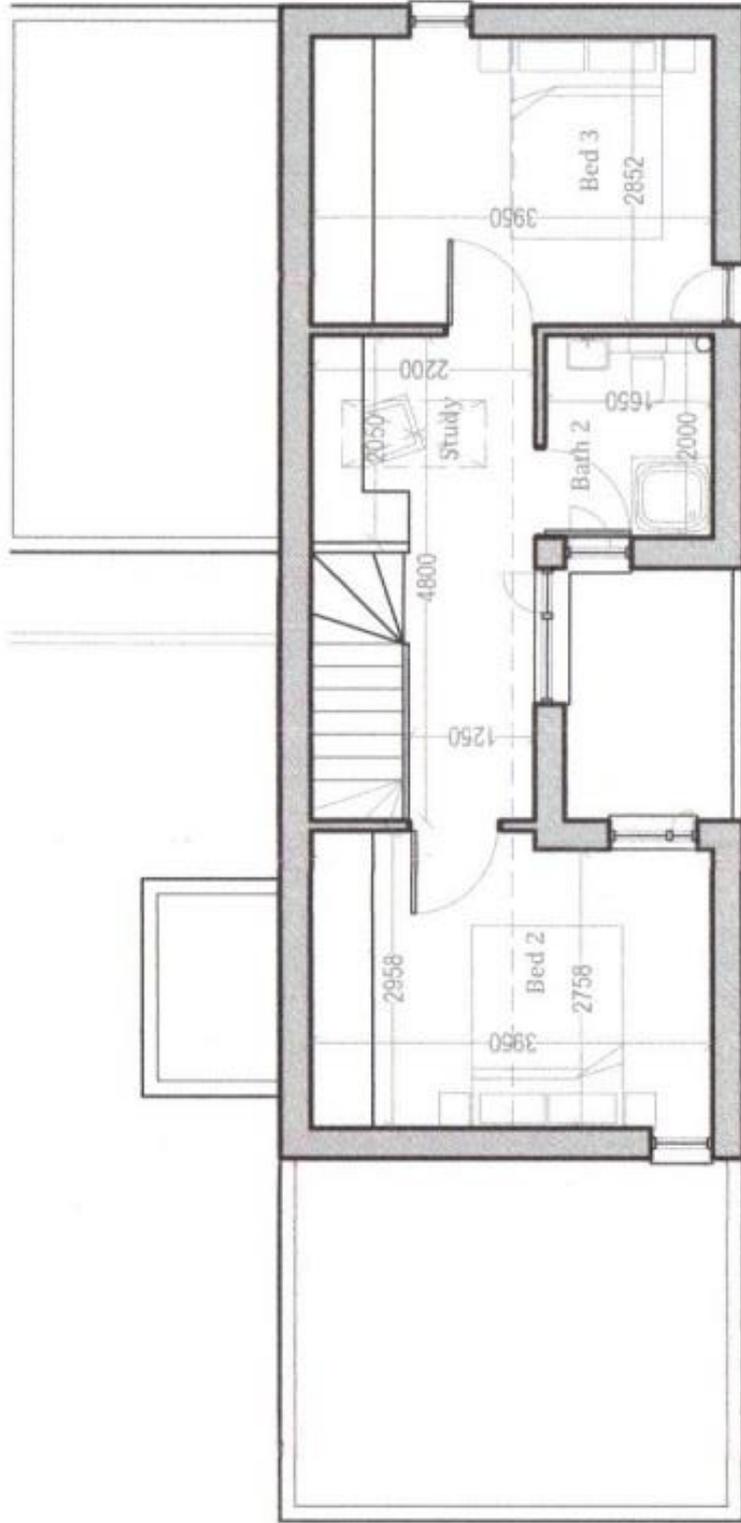
PROPOSED FINISHED SCHEME GGIS:







Ground Floor Plan



First Floor Plan

For I.D. Purposes Only.



Planning Act 2008
Mid Ulster District Council
81.6
GRANTED
For the reasons set out on
Decision Form No. 3
Date 21/21

PROJECT: PROPOSED NEW DWELLING TO LANDS AT GORTMERRON AVENUE, DUNGANNON, BT71 6EF

DRAWING: SITE LOCATION PLAN

DRAWN: BW

DWG NO: MM2005-P-001

SCALE: 1:1000 @ A4

DATE: 08.06.2020

CHECKED:

IDENTIFY ARCHITECTS OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE - USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - MMAS ARCHITECTS

Thinking of selling or renting your home?



Want to know what your property is worth?

- > ***Free*** no obligation pre sale/ pre let valuation.
- > ***Market leading sales record.***
- > ***Competitive sales & rental rates.***
- > ***RICS member firm.***
- > ***Professional & efficient service.***
- > ***Over 100 years local combined experience.***

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

 www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

N.B.

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.