FOR SALE:
Residential development opportunity
of 2.10 acres with Expired Planning Permission

LANDS AT DUNGANNON ROAD,
AUGHNACLOY, BT69 6AH

CONTACT
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BRIEF
- Residential Development Opportunity
- Site of approximately 2.10 acres
- Expired planning permission for 31 dwellings
- Convenient location set in Aughnacloy Village Centre
LOCATION
Aughnacloy is a village in County Tyrone with a population of around 800. The town is situated close to the border with County Monaghan, 12 miles southwest of Dungannon, and 4 miles southeast of Ballygawley.

DESCRIPTION
The site is the former Army barracks and is situated in an 'L' shape around the former PSNI station.

The site is currently surrounded by corrugated steel fencing around 4-6 metres tall. Access to the site is currently via double gates on the Dungannon Road.

The property has approximately 71.1 metres of frontage onto Dungannon Road and is approximately 2.10 acres.

The site is part concrete and part tarmac/dadam.

There are currently two small buildings on site, a store of approximately 633 sqft and an office/vehicle store of approximately 2,232 sqft.

PLANNING
Full Planning Permission was granted in 2008 and gave approval for the following: ‘19 No. 2-4 bed townhouses, 2 No. semi-detached houses and 10 No 1&2 bed apartments and garage’. The planning reference for this application was M/2007/1619/F.

Planning permission expired on 28 November 2013.

LOCATION MAP

SITE IMAGE

STAMP DUTY
This will be the responsibility of the purchaser.

TITLE
We understand the property is held on a freehold basis on a registered title.

PRICE
Offers invited in the region of £130,000 exclusive.

VAT
All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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