



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

C. 3 Acre Development Opportunity

37 Derryhubbert Road
Clonmore
Dungannon
BT71 6NW

RESIDENTIAL SITE



MAP FOR INDICATIVE PURPOSES ONLY

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Location

Situated on the Derryhubbert Road, this property occupies a highly accessible location immediately adjacent to the M1 motorway at the Loughgall Junction. The property enjoys excellent connectivity to Armagh, Portadown, Craigavon and Belfast, making it an ideal location for commuters, developers and those seeking convenient access to the wider road network.

Description

Extending to approximately C. 3 acres, this attractive development property comprises a derelict dwelling together with surrounding lands, offering significant redevelopment potential. Subject to the necessary planning consents, the property is considered suitable for a replacement dwelling, whilst also offering the potential for two additional infill sites to the left hand side of the existing dwelling. Seldom do properties with such development potential come to the market in a location offering immediate access to the M1 motorway and excellent connectivity to the surrounding towns and cities.

Key Features

- Development Property Extending to Approximately C. 3 Acres
- Replacement Dwelling Potential (Subject to Planning)
- Potential for Two Additional Infill Sites (Subject to Planning)
- Established Site with Mature Trees and Hedging
- Excellent Road Frontage
- Immediate Access to the M1 Motorway
- Convenient to Portadown, Armagh and Craigavon
- Rare Development Opportunity in a Highly Accessible Location

Accommodation

Lands extending to approximately C. 3 Acres (1.21 Hectares)

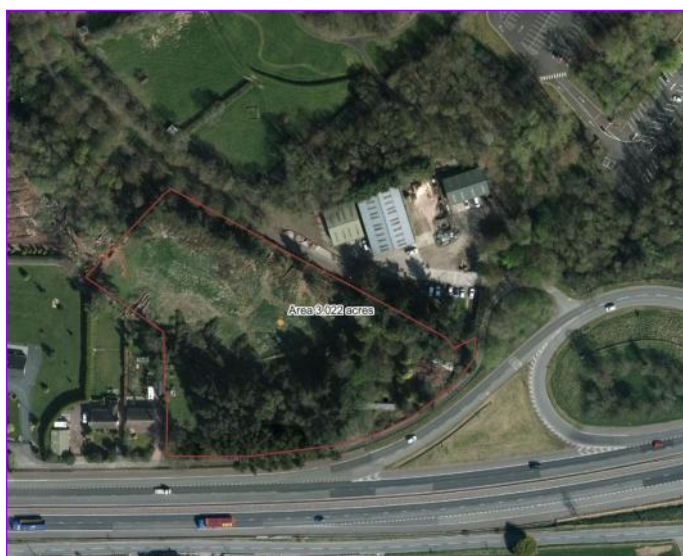
Sales Details:

Offers over: £200,000



(Maps For Indicative purposes only)

Orthographic View

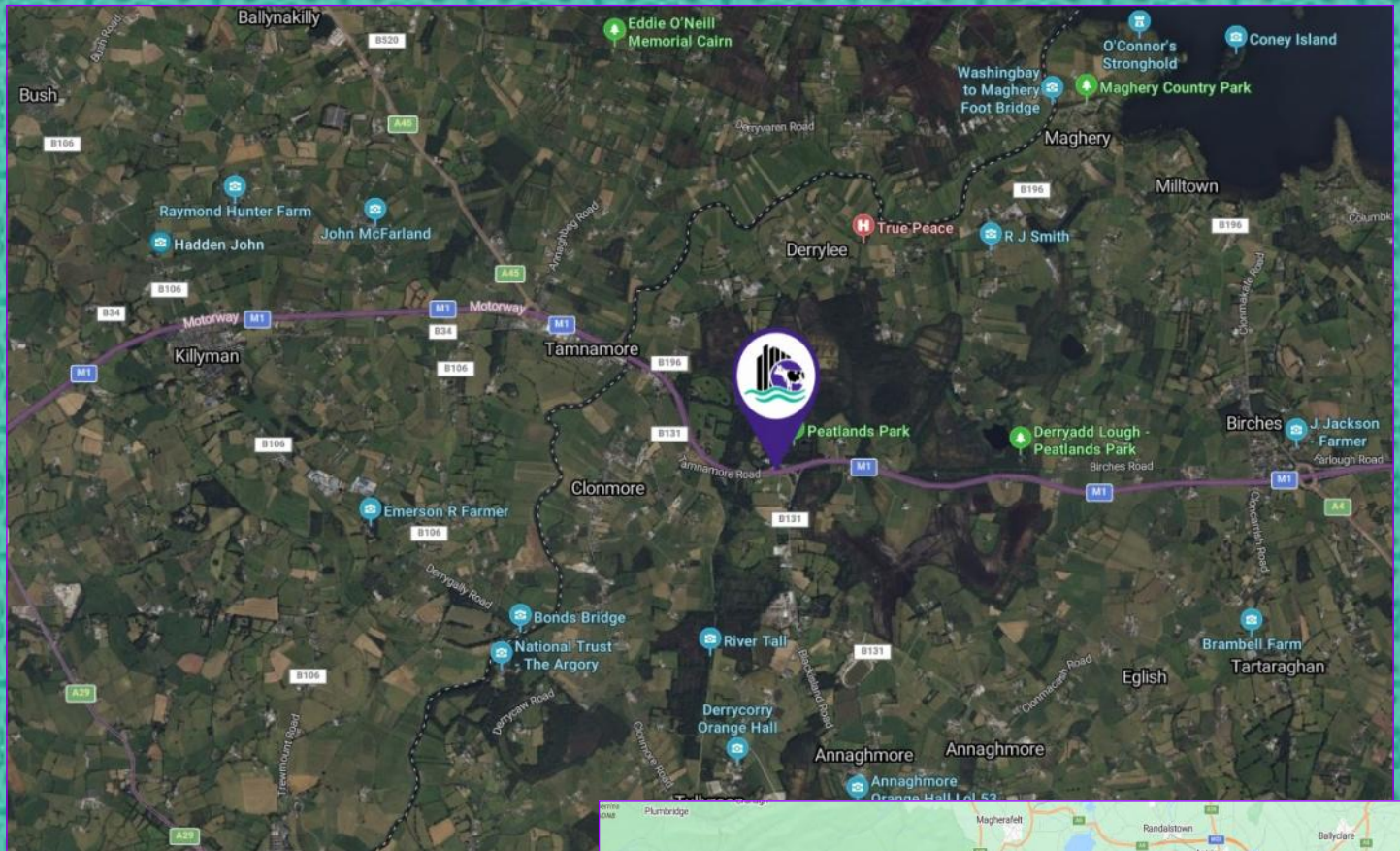


OSNI View



Location Maps

FOR INDICATIVE PURPOSES ONLY



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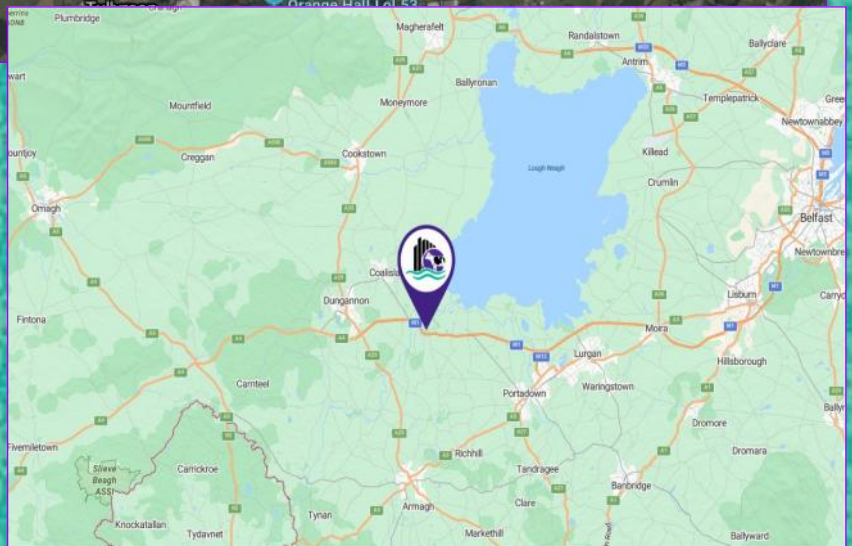
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property
professionalism
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or would you like a **Free valuation to advise what price you could expect if you decided to sell?**

Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

MISREPRESENTATION ACT 1967

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