



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Outstanding C. 2 Acre Dwelling Site

Site @ 150m North of
21 Tullyallen Road
Dungannon
BT70 3AF

RESIDENTIAL SITE





R.A. Noble & Co.

www.nobleauctioneers.co.uk

For Sale

Outstanding C. 2 Acre
Dwelling Site

Site 150m N of
21 Tullyallen Road
Dungannon
BT70 3AF

RESIDENTIAL SITE

Location

This spectacular dwelling site is superbly located on the Tullyallen Road just C. 0.6 miles from the main Woodlough Road connecting Ballygawley and Dungannon. Dungannon town is situated just C.5.5 miles away and Ballygawley C. 7 miles from this site thus presenting an excellent location for commuters and families.

Description

This beautiful C. 2 acre site benefits from full planning approval for a luxury C. 3041 sq ft 2 storey dwelling with garage.

The site is elegantly elevated from the Tullyallen road via a private laneway providing this wonderful property the countryside privacy it deserves.

The 4 bedroom dwelling is smartly designed to accommodate modern living standards and presents an ideal opportunity to build your dream home.

Utility services are also located conveniently closeby the dwelling site.

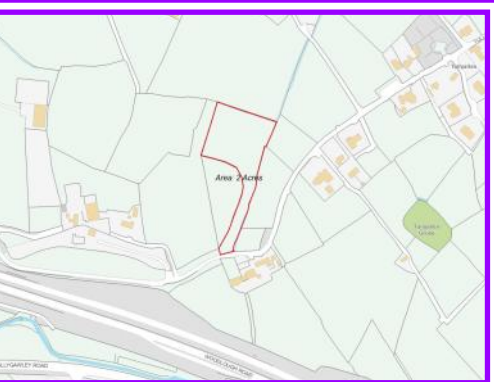
Planning

Further Planning drawings available upon request

Sale Details

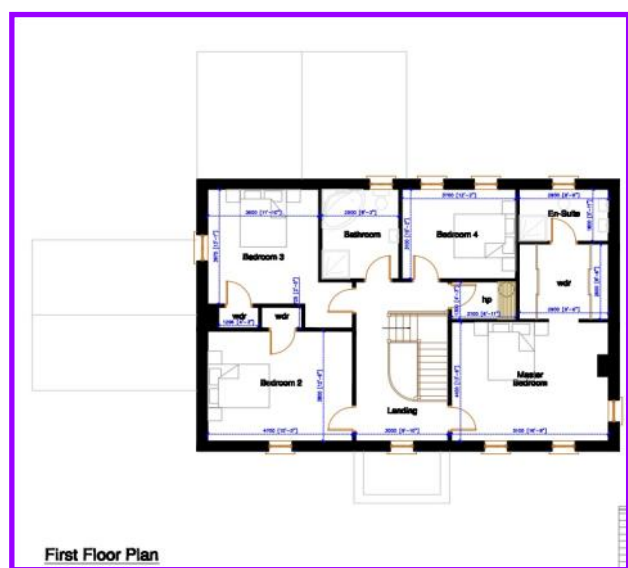
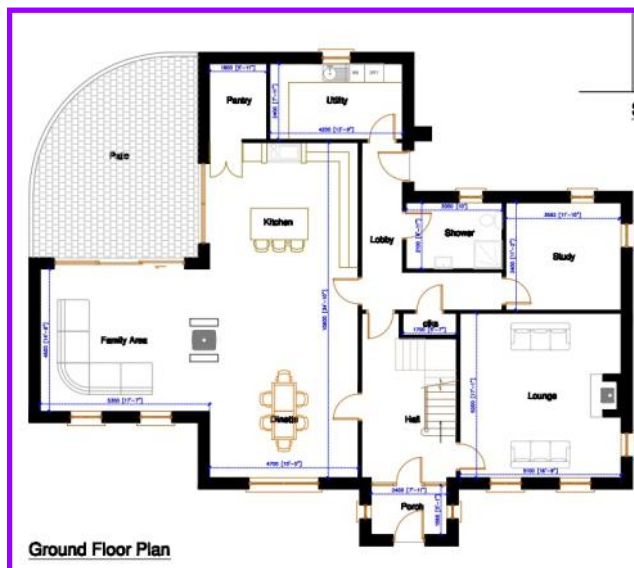
Offers in the region of £100,000

Indicative Boundary Plans

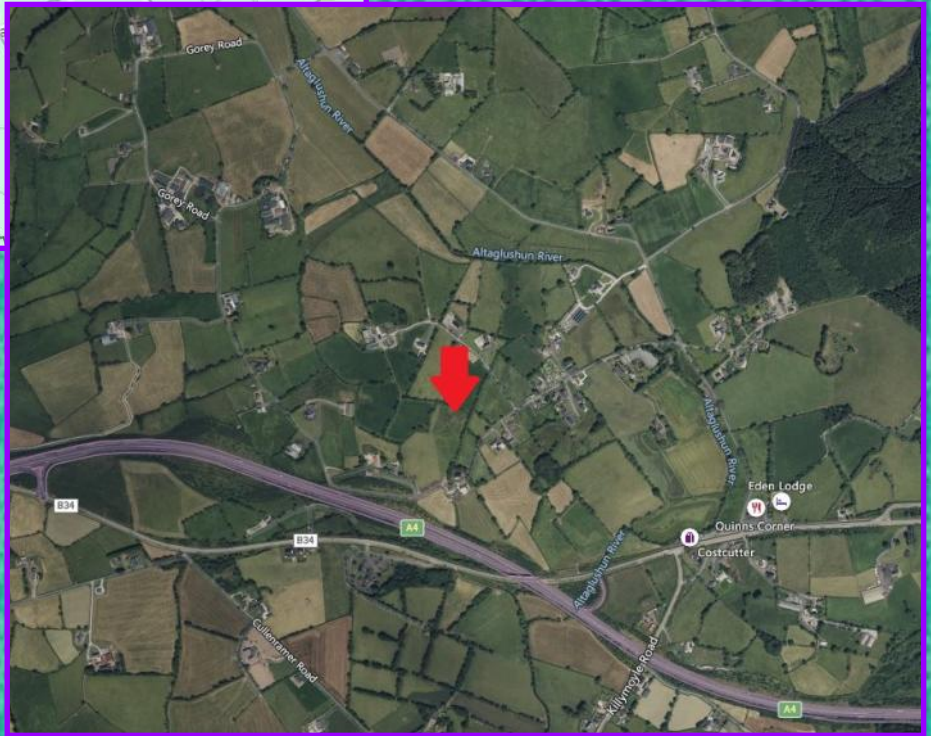
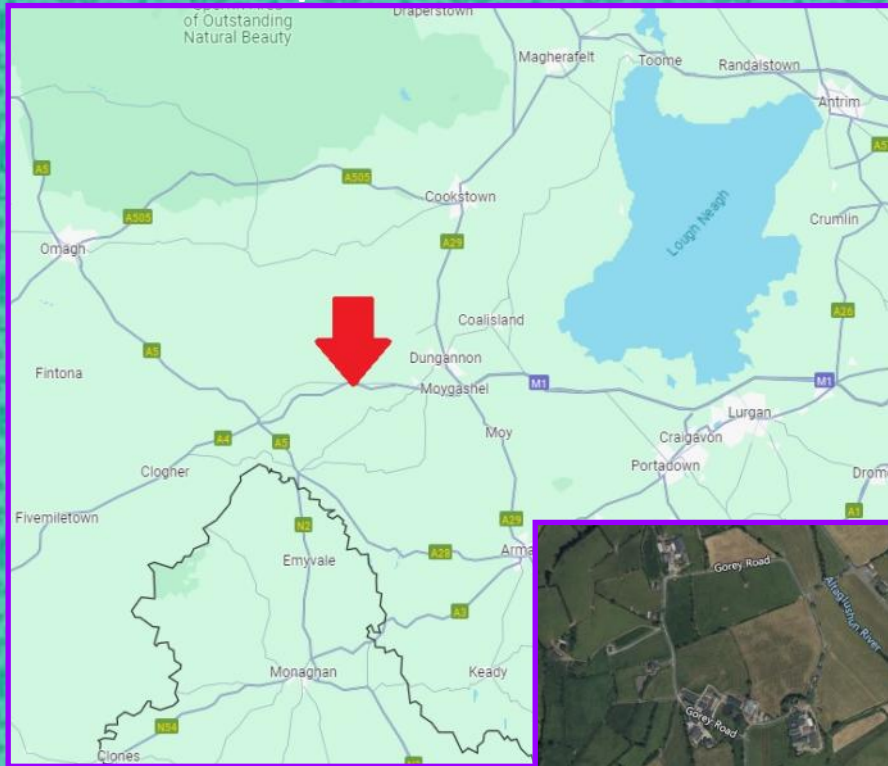




Dwelling Floor Plans



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk

STEPHEN KEYS

M: 077 6242 7557

stephen@nobleauctioneers.co.uk



MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.