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JOYCE

CLARKE

FOR SALE

Residential Development Opportunity

Site Area C. 1.5 Acres

Skeoge Link Road

Galliagh

Derry

Co. Londonderry

BT48 8QL

DEVELOPMENT OPPORTUNITY



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DEVELOPMENT OPPORTUNITY

Location

Derry is the second largest city in Northern Ireland with a district council population of 107,877. (2011 census)

The city is located in the north west of the province on the River Foyle approximately 70 miles from Belfast, 30 miles west of Coleraine and 33 miles north of Omagh. The city acts as the main economic and cultural hub serving the north west region and neighbouring County Donegal.

The subject lands are located on the Skeoge Link Road (A515) approximately 4 miles north west of the city centre, linking the Foyle Bridge to the A2 Buncrana Road. The surrounding area comprises mainly of medium density housing and with some commercial occupiers nearby.

Description

The lands extend to approximately 1.5 acres and comprises a green field currently laid in grass. The site has a fairly level topography and is triangular in shape benefitting from good frontage to the main road extending to approximately 450 ft.

We understand access to the site will be provided to the western boundary through a recently constructed residential development.

Site Area

The lands extend to approximately 1.5 acres (0.6 hectares).

Planning

We understand the lands benefit from outline planning permission under a larger concept master plan for the area (1,160 residential units in total). An indicative scheme shown opposite, details a development of 18 units on the site (subject to planning). The relevant outline planning permission reference covering the area is: A/2004/0071/O.

We would advise interested parties to make their own independent planning enquiries relating to this development opportunity.

Please note:- We are advised the lands are subject to an agreement under Article 40 of the Planning (NI) Order 1991. Further details can be provided to genuinely interested parties.

FOLIO MAP



NOT TO SCALE

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DEVELOPMENT OPPORTUNITY



Aerial View

Indicative Scheme (18 units)

NOT TO SCALE

FOR INDICATIVE PURPOSES ONLY

VAT—All prices quoted are exclusive but may be liable to VAT.

Title

Please refer to vendors solicitor for title pack:-

Hool Law
15-17 Chichester Street
Belfast
BT1 4JB
Tel: 028 9032 3843
Contact: Jonathan Hool

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Price - Price on Application

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LOCATION MAP:



JOINT SELLING AGENTS:

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