



Instinctive
Excellence
in Property.

For Sale

Excellent Development Opportunity

Site Area approx. 1.1 acres (c. 0.45 ha.)

Lands at Victoria Road
Newbuildings
Co Londonderry
BT47 2RL

**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 opportunity is located approximately 3.5 miles south from Derry city in the village of Newbuildings which has a population of 3,381 (2011 census). The lands are easily accessed off the Victoria Road (A5) with the surrounding area comprising mainly of dwellings with local amenities nearby.

Description

The site occupies a prominent corner position at the junction of the main Victoria Road and Duncastle Road. The land benefits from good road frontage to both the Victoria Road 285 ft (86.6 m) and Duncastle Road (202 ft) (61.6 m). The site is irregular in shape with a gently sloping topography and bound by mature hedgerows, fencing and trees.

Planning

The site is within the settlement limit of Newbuildings, and it is not zoned for any particular use in the Derry Area Plan 2011. Therefore the land may be suitable for future residential/commercial development subject to the necessary statutory approvals.

Area Plan Extract (Derry Area Plan)



FOR INDICATIVE PURPOSES ONLY



Site Area

The site extends to approximately approx. 1.1 acres (0.45 ha).

VAT

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

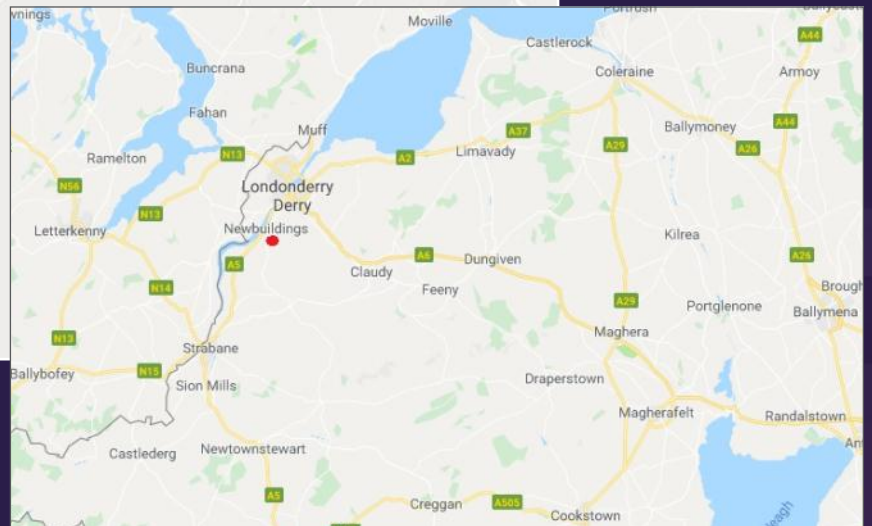
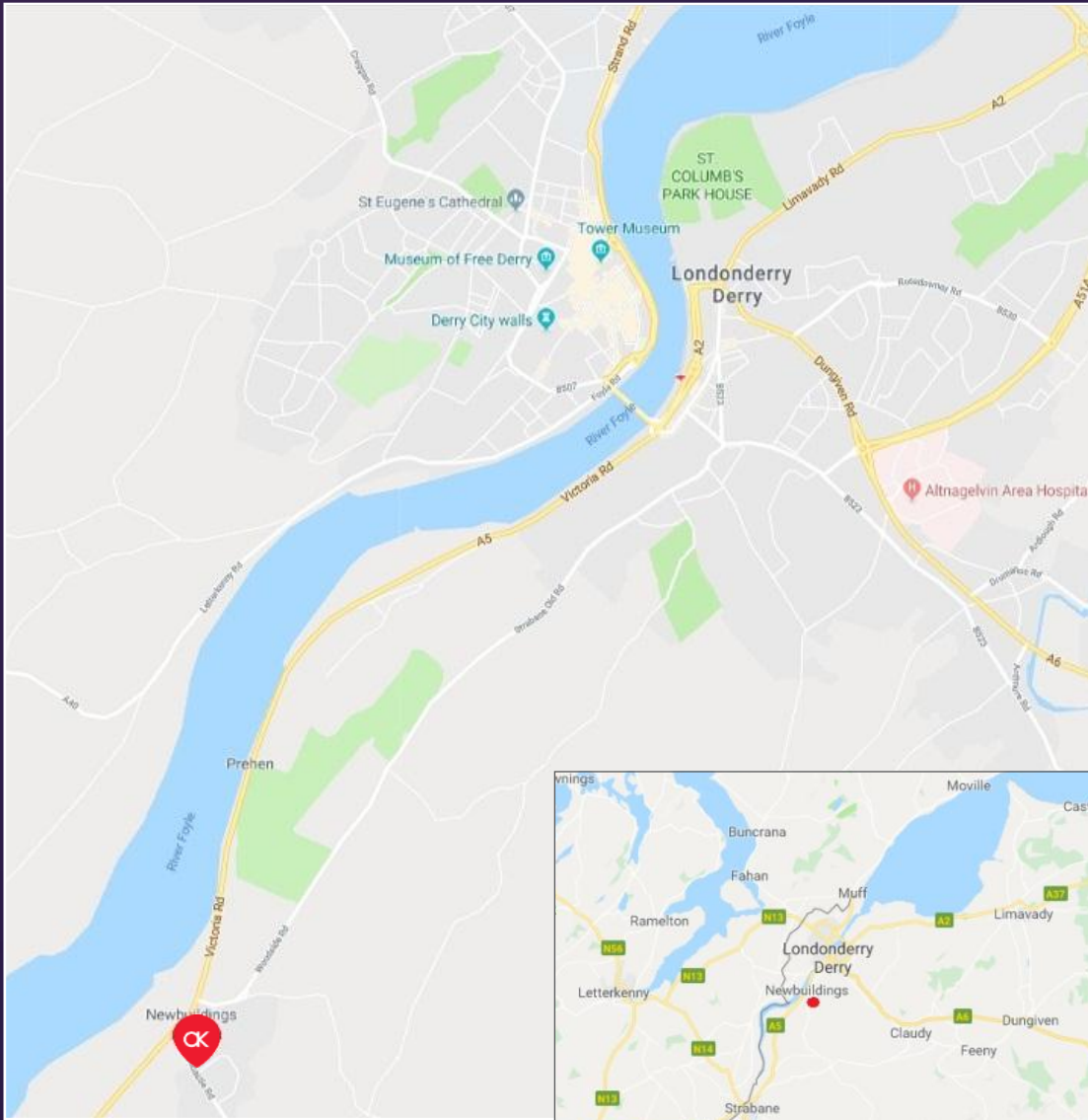
Price

£295,000 exclusive.

Spatial OS Map



Location Maps



FOR INDICATIVE PURPOSES ONLY

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