

# FOR SALE

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



**DEVELOPMENT LAND  
(with Full Planning Permission)**

**REAR OF  
125 SPENCER ROAD  
DERRY/LONDONDERRY  
BT47 6AE**

- Prominent location overlooking the Foyle
- Planning Permission for 19 general needs apartments
- Site Area: 0.07 hectares (0.17 acres)

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**ARTIST'S IMPRESSION OF COMPLETED DEVELOPMENT**



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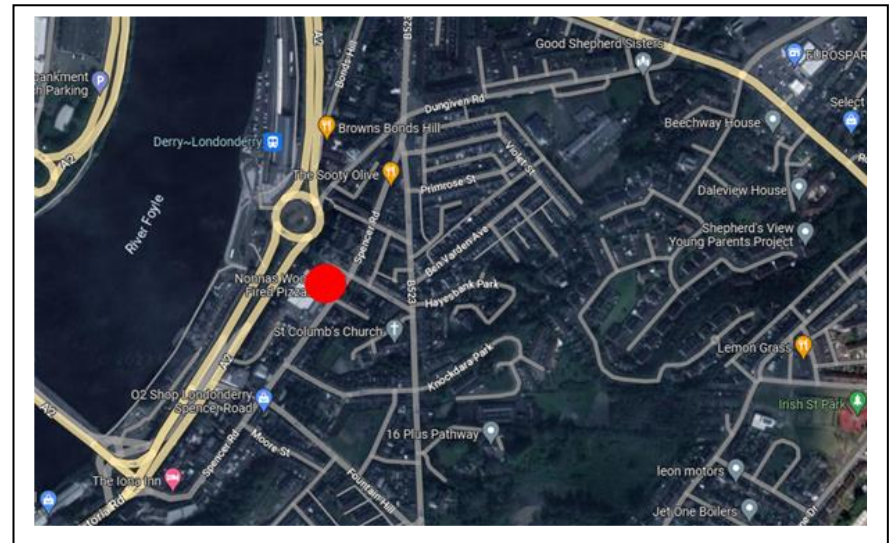
Development Land at Rear of 125 Spencer Road, Derry/Londonderry, BT47 6AE

## SUMMARY

- Prime development land of approximately 0.07 hectares (0.17 acres).
- Full Planning Permission granted 14<sup>th</sup> October 2022, for 19 general needs apartments (Planning Ref: LA11/2021/0193/F).
- Excellent location just off Spencer Road, a popular and well connected area in Derry/Londonderry.
- Offers invited in the region of £350,000.

## LOCATION

- The subject site is situated in a well-established and popular area just off Spencer Road, at the Waterside in Derry/Londonderry.
- Derry/Londonderry is the second largest urban centre in Northern Ireland with a population of 110,734 (NISRA 2020) and benefits from a catchment population of approximately 250,000. The City Centre benefits from a quality retail offering anchored by the Richmond Centre and Foyleside Shopping Centre and is a regional hub for education, healthcare and public administration with a university, regional hospital and regional government offices.
- The City is located in the North West of Northern Ireland approximately 75 miles from Belfast and approximately 5 miles from Co. Donegal. The city is very accessible from the rest of the province with good road links to Belfast provided by the M2/M22 motorways and soon to open upgraded A6, whilst the A2 and A37 provides a link to Coleraine and the N13 in the Republic of Ireland providing the linkage to Letterkenny.



# For Sale

Development Land at Rear of 125 Spencer Road, Derry/Londonderry, BT47 6AE

## DESCRIPTION

The site extends to c. 0.07 hectares (0.17 acres) with access from Distillery Lane.

## PLANNING

A copy of the Planning Permission is available upon request.

## PRICE

Offers in the region of £350,000.

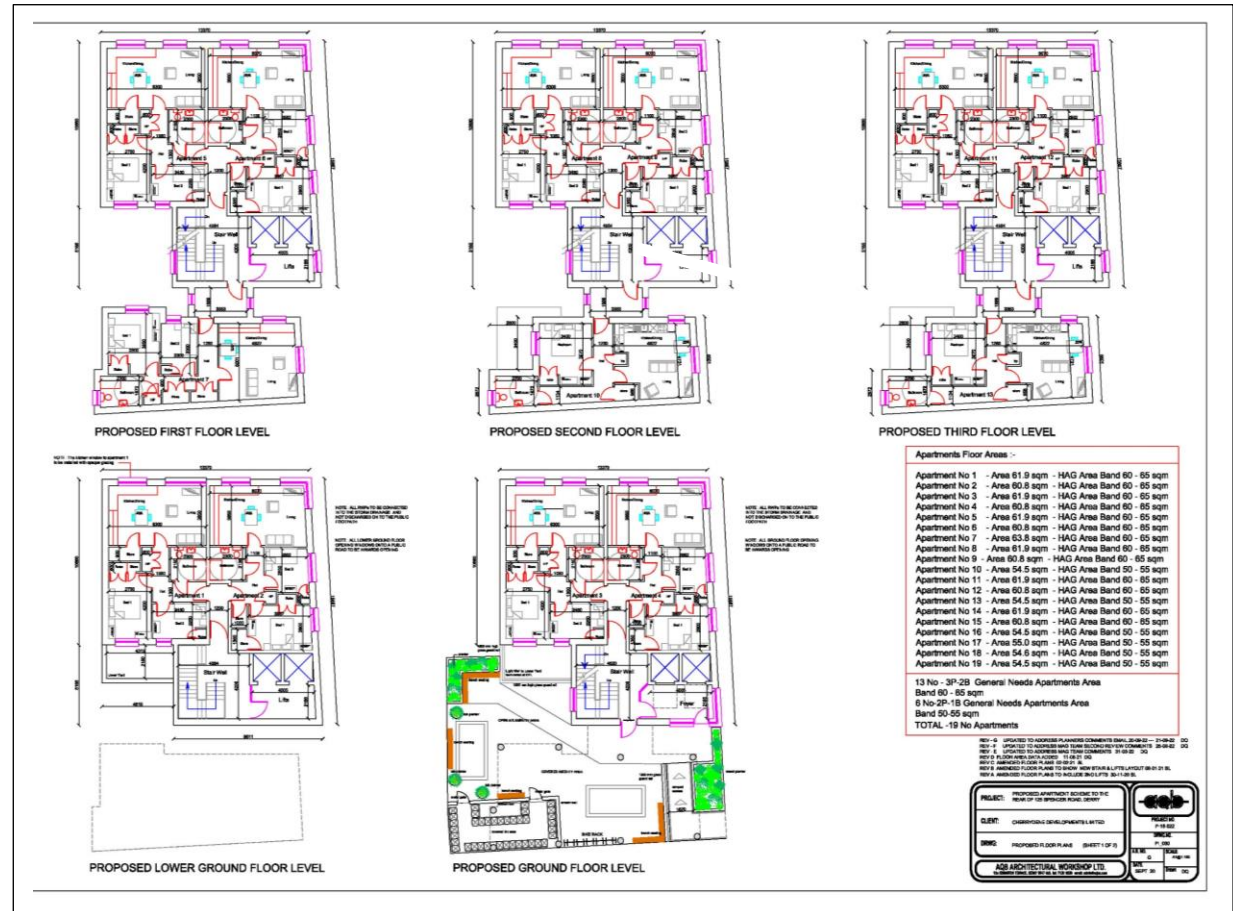
## VIEWING

By appointment with McKibbin Commercial

Contact: Michael Hopkins  
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## FLOOR PLANS



NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY

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