




Site 35m south of 75 Sea Road, Coleraine, BT51 4TW

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



- Superb building plot located along the main Sea Road
- Full planning approval for large 2 storey detached dwelling & garage.
- LA01/2019/0928/F.
- Accessed via Belvedere Park.
- Within walking distance to beach, golf course, coastal walks & all other local amenities
- Located only a 10 minute drive from Coleraine town centre
- Detailed drawings available.
- All Enquiries to Mr C Henry

Superb single building site with full planning permission for a large detached 2 storey dwelling together with garage. The site benefits from a great location being located on the corner of the main Sea Road leading into Belvedere Park which is within walking distance to the centre of the seaside village of Castlerock, and only a 10 minute drive from Coleraine town centre. Very rarely does a site of this calibre and in this area come on to the market for sale and interested is sure to be high.

ALL ENQUIRIES TO MR C HENRY (028) 7034 3677

