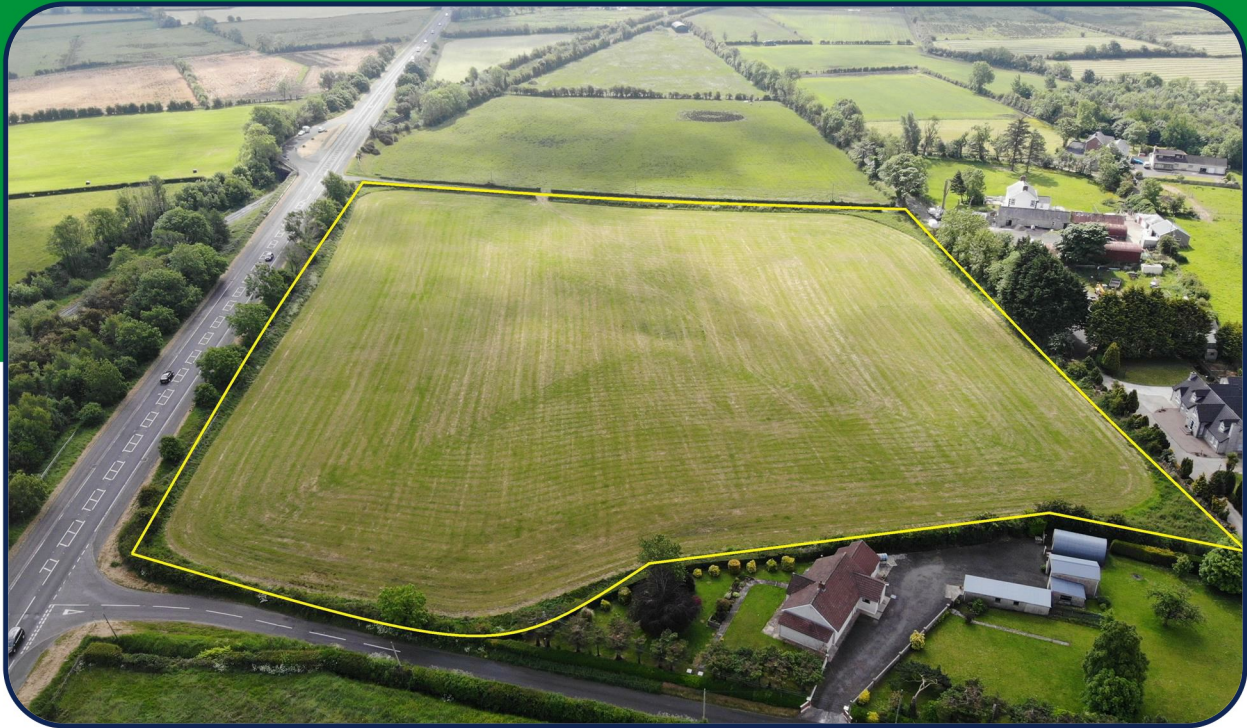


Offers around  
£90,000




53 Newbridge Road, Coleraine,

- Land extending to approximately 8.8 acres.
- Convenient to town limit.
- Fronting main Coleraine/Ballymoney Road.
- Currently laid in grass.
- May have long term development potential subject to planning permission.
- Accessed from a good hard laneway on to the main road.
- Freehold.

## VIEWING STRICTLY BY APPOINTMENT ONLY

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

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

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.