




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Site for a single dwelling at 5 Mountsandel Road, Coleraine, BT52



- Superb river front site for a single dwelling
- Full Planning Permission for an exquisite detached residence
- Planning Ref: LA01/2020/0727/F
- Situated within walking distance to town centre, schools, shops & all other local amenities

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.



A unique opportunity to acquire a one-off site with full planning permission for an opulent detached river front home situated on a truly exquisite location

PLANNING REF: LA01/2020/0727/F

Please note images represent an artist's impression of the approved dwelling, but complete accuracy cannot be guaranteed.

Tenure: Assumed Freehold

