

FOR SALE

"THE OLD SCHOOL HOUSE"

54 LISNAGOWAN ROAD

LISNAGLEER

DUNGANNON

CO. TYRONE

BT70 3LH



*working harder to make your **move easier***

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

PRIME PORTION OF GROUND C. 0.44 ACRES WITH DERELICT BUILDING THEREON

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS FORMER SCHOOL HOUSE SITUATED ON A PRIME PORTION OF GROUND IN THIS AREA
HIGHLY SOUGHT AFTER BY BUILDERS OF BESPOKE RESIDENCES.

IDEALLY ONLY MINUTES FROM PICTURESQUE DONAGHMORE VILLAGE, NEWMILLS, DUNGANNON & COOKSTOWN & BENEFITTING FROM SUPERB ACCESS
TO THE MAIN A29 COMMUTING.

THE PROPERTY HAS LAPSED OUTLINE PLANNING PERMISSION FOR A REPLACEMENT DWELLING & GARAGE (M/2009/0920/0).

"A FANTASTIC OPPORTUNITY THAT IS SURE TO APPEAL TO THE AMBITIOUS SELF-BUILDER OR CONTRACTOR / BUILDER"



CLOSING DATE (UNLESS PREVIOUSLY SOLD):

THURSDAY 28TH SEPTEMBER 2023 @ 12 NOON

ALL OFFERS MUST BE SUPPORTED WITH PROOF OF FUNDS



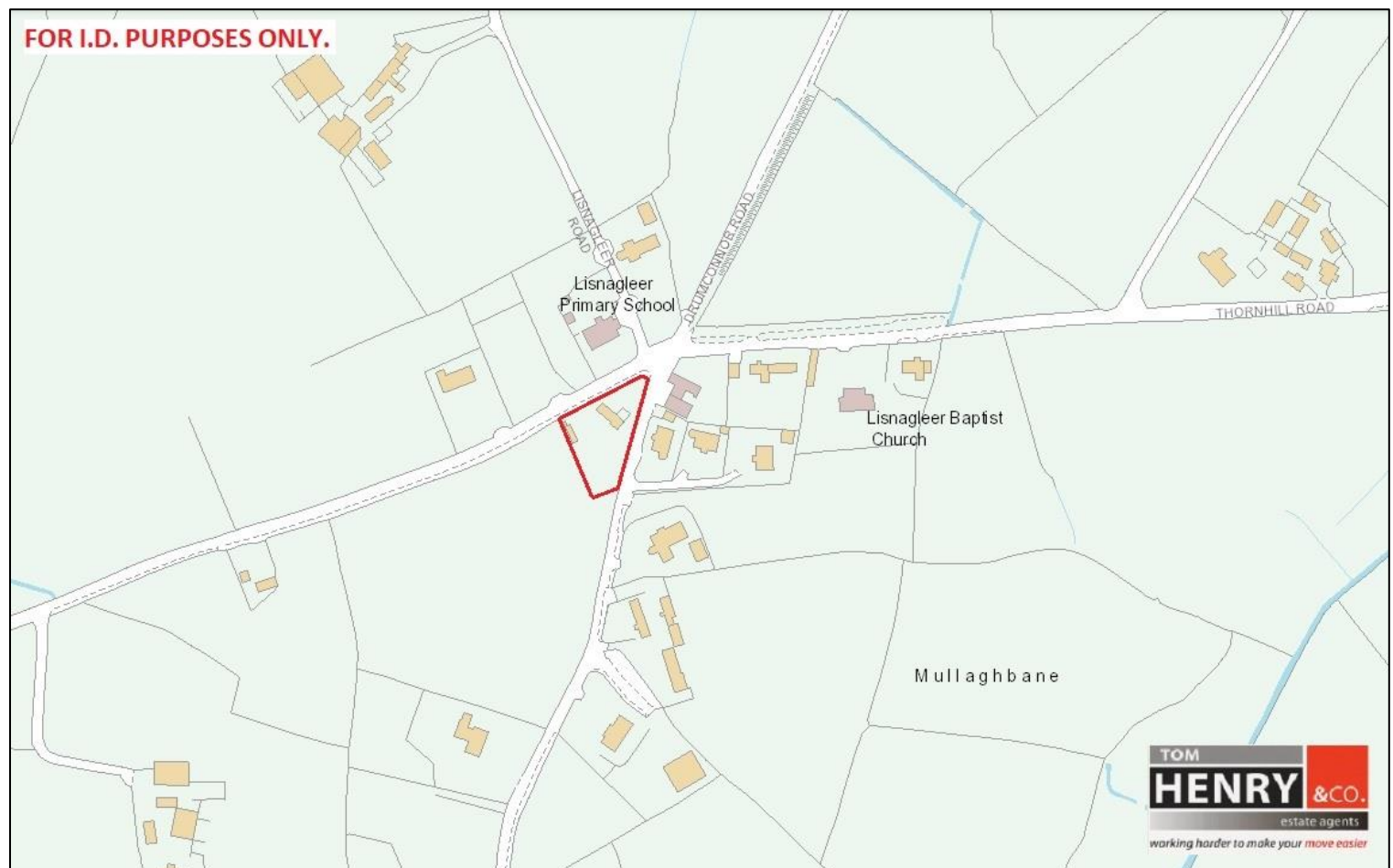
GUIDE PRICE: OPEN TO OFFERS

SITE MAP FOR I.D. PURPOSES OVERLEAF...

www.tomhenryandco.com

FEATURES:

- PORTION OF GROUND WITH DERELICT BUILDING THEREON.
- EXTENDING TO CIRCA. 0.44 ACRES.
- HIGHLY SOUGHT AFTER LOCATION.
- LAPSED PLANNING PERMISSION FOR A REPLACEMENT DWELLING & GARAGE.
- M/2009/0920/O
- MOST CONVENIENT SITUATION:
 - A29 COOKSTOWN ROAD: APPROX. 0.5 MILES.
 - DONAGHMORE VILLAGE: APPROX. 2.8 MILES.
 - DUNGANNON TOWN CENTRE: APPROX. 4.5 MILES.
 - COOKSTOWN TOWN CENTRE: APPROX. 6.5 MILES.
- FOR SALE ONLY SUBJECT TO CLEAR TITLE.
- A RARE OPPORTUNITY TO ACQUIRE A PORTION OF GROUND IN THIS AREA.



FOR I.D. PURPOSES ONLY.



MAP FOR I.D. PURPOSES ONLY.

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are / may be taken to the nearest 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.