



**OK
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FOR SALE

220m SW of 89 Moneydig Road, Garvagh, BT51 5JW

2 single dwelling sites with full planning permission

LOCATION

Garvagh town is located within County Londonderry, c. 11 miles south of Coleraine, c. 14 miles east of Limavady and c. 10 miles north of Maghera.

The sites enjoy a peaceful rural location within the Townland of Moneydig, less than a 10 minute drive from Garvagh.

DESCRIPTION & PLANNING

Access is via a laneway off Moneydig Road, the lane is 8m wide and can be divided to provide private access to each dwelling.

Foundations are in place on both sites for a single storey dwelling and detached garage. (Planning references: C/2007/0518/RM & C2007/0520/RM)

Full planning permission has been granted for change of house type for 2 single dwellings and garages, with potential for additional first floor accommodation above the kitchen and dining room. (LA01/2021/1464/F - granted 12 April 2022 & LA01/2021/1463/F: -granted 24 March 2022)

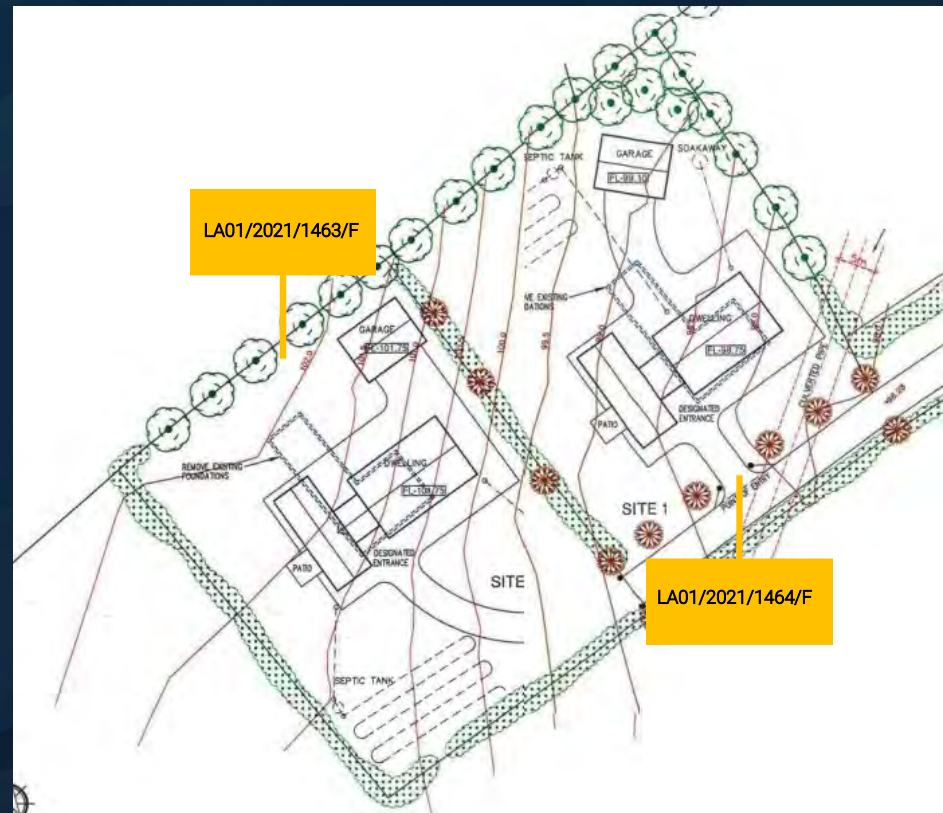
Also available as one lot—may be suitable for owner occupier with potential to established workshop / storage facilities subject to planning permission.

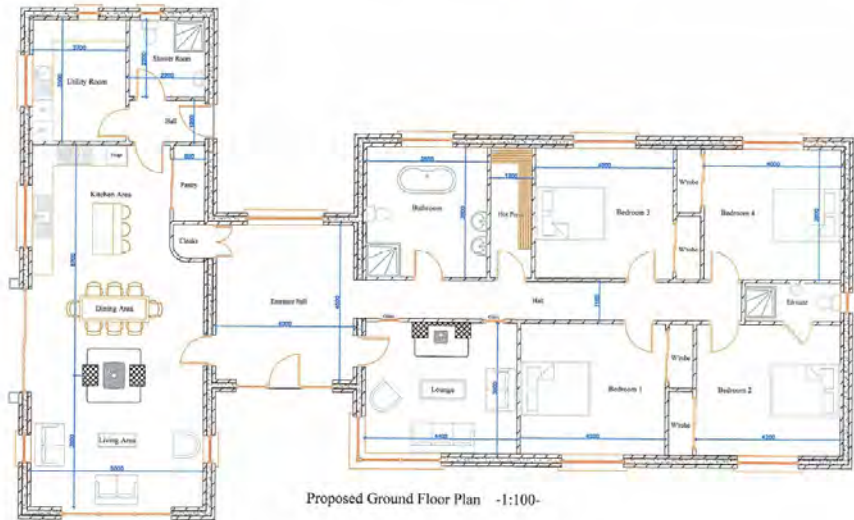
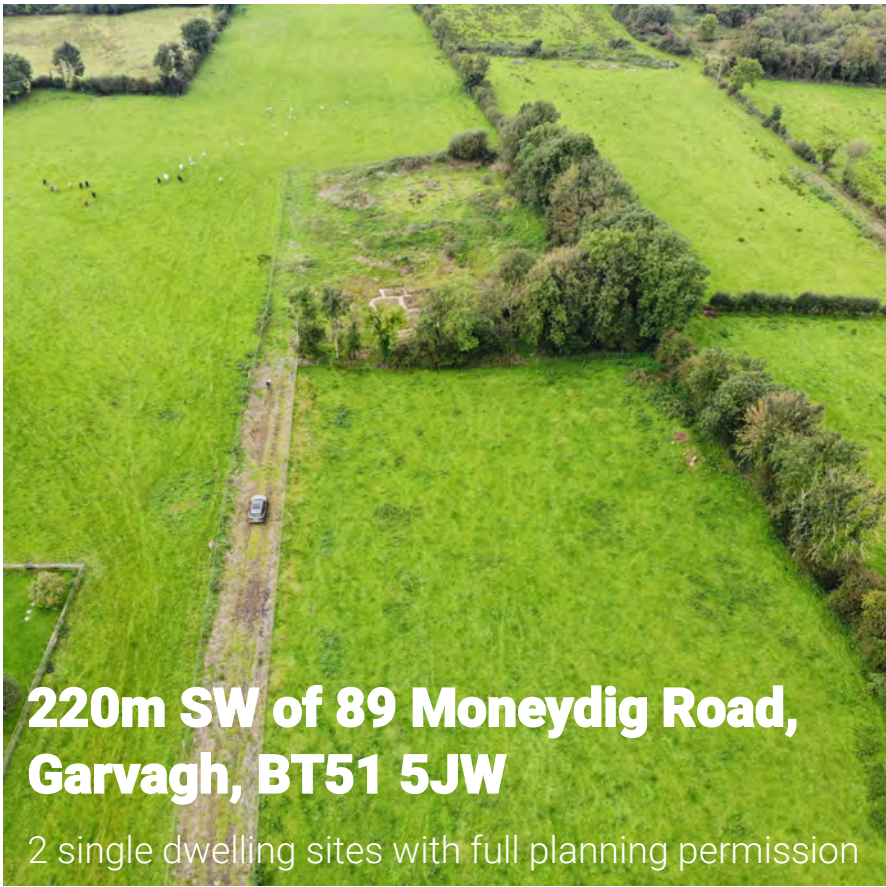
PROPOSED ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Open Plan Kitchen / Dining Room with Pantry	52.5	565
Utility Room	9.5	102
Shower Room	4.8	52
Entrance Hall	18.0	194
Bathroom	13.3	143
Lounge	16.7	180
Bedroom 1 with walk in wardrobe	16.0	172
Bedroom 2 with walk in wardrobe	16.0	172
Bedroom 3 with walk in wardrobe	15.2	164
Bedroom 4 with walk in wardrobe and en-suite	15.2	164
TOTAL ACCOMMODATION	177.2	1,908

Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4613







SALES DETAILS

PRICE: £150,000 (Offers considered for individual sites)
TITLE: Assumed freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction

FURTHER INFORMATION



For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.