

**SITE @ 2 MINEVEIGH ROAD  
NEWMILLS  
DUNGANNON  
CO. TYRONE  
BT71 4EE**



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

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## **PRIME ELEVATED BUILDING SITE IN A HIGHLY SOUGHT-AFTER LOCATION**

THIS PRIME ELEVATED BUILDING SITE EXTENDS TO CIRCA. 0.4 ACRES AND BENEFITS FROM FULL PLANNING PERMISSION GRANTED, FOUNDATIONS IN PLACE & DETACHED GARAGE PARTIALLY CONSTRUCTED FOR A STUNNING DETACHED TWO STOREY RESIDENCE (APPROX. 2960 SQ FT – SEE ELEVATIONS & FLOORPLANS ATTACHED).

WITH VIEWS OVER BEAUTIFUL OPEN COUNTRYSIDE & ANNAGINNY FISHERY AND CONVENIENTLY LOCATED ONLY APPROX. 1 MILE FROM NEWMILLS VILLAGE AMENITIES AND APPROX. 1.8 MILES FROM THE MAIN DUNGANNON TO COOKSTOWN ROAD FOR COMMUTING TO EITHER TOWN, THIS “READY-TO-GO” SITE IS SURE TO APPEAL TO THOSE SEEKING TO SELF-BUILD THEIR “FOREVER FAMILY HOME” AND DISCERNING CONTRACTORS / BUILDERS ALIKE.

**FULL PLANNING PERMISSION – FOOTINGS IN PLACE – POPULAR & CONVENIENT LOCATION – C. 0.4 ACRES**



**OFFERS OVER: £89,950**

PLANNING LEGISLATION & MAPS FOR I.D. PURPOSES OVERLEAF...

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## SITE FEATURES...

- A SUPERB ELEVATED BUILDING SITE.
- VIEWS OF OPEN COUNTRYSIDE / ANNAGINNY FISHERY.
- HIGHLY SOUGHT-AFTER LOCATION POPULAR FOR BESPOKE LUXURY HOMES.
- CONVENIENT TO LOCAL VILLAGES & TOWNS:
  - NEWMILLS VILLAGE: APPROX. 1 MILE.
  - DUNGANNON TOWN CENTRE: APPROX. 4 MILES.
  - COOKSTOWN TOWN CENTRE: APPROX. 7.5 MILES.
- SITE CIRCA. 0.4 ACRES (SEE MAP ATTACHED).
- FULL PLANNING PERMISSION PASSED (M/2006/2162/RM).
- PLANNING FOR A STUNNING 2 STOREY DETACHED DWELLING WITH GARAGE.
- DWELLING CIRCA. 2960 SQ FT.
- FOUNDATIONS IN PLACE – APPROVED BY BUILDING CONTROL.
- DETACHED GARAGE PARTIALLY CONSTRUCTED.
- 4 BEDROOMS, 3 RECEPTION AREAS, PLUS FANTASTIC SUN TERRACE – SEE FLOORPLANS ATTACHED.
- ELECTRIC ON SITE.
- CONSENT TO DISCHARGE GRANTED.
- A FANTASTIC OPPORTUNITY FOR THOSE WISHING TO BUILD THEIR DREAM HOME.
- SURE TO APPEAL TO THE DISCERNING DEVELOPER / CONTRACTOR.
- READY-TO-GO!





## APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **M/2006/2162/RM**

Date of Application: **11th December 2006**

Site of Proposed Development: **200m West of 8, Minneveigh Road.**

Description of Proposal: **Erection of Dwelling.**

Applicant:

Address:

Agent:

Address:

Outline Application Number: M/2003/1281/O;

Drawing Ref: 01, 02, 03, 04

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

### HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-
  - i. The expiration of a period of 5 years from the grant of outline planning permission; or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

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DC1001MW

Omagh Planning Office

See also Explanatory Notes attached



Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

### **Informatives**


1. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: Main Road Moygashel. A deposit will be required.

It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road.

The existing roadside drainage is accommodated and no water flows from the public road onto the site.

Surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

Dated: 4th April 2007

  
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Authorised Officer

Application No. M/2006/2162/RM

DC1001MW

Omagh Planning Office

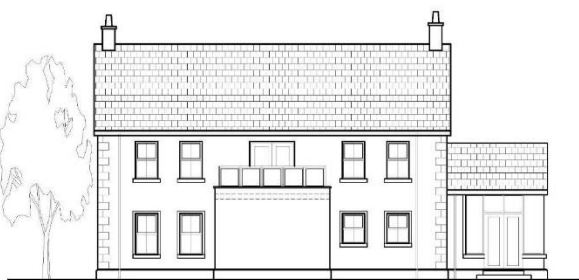




FRONT ELEVATION



SIDE ELEVATION

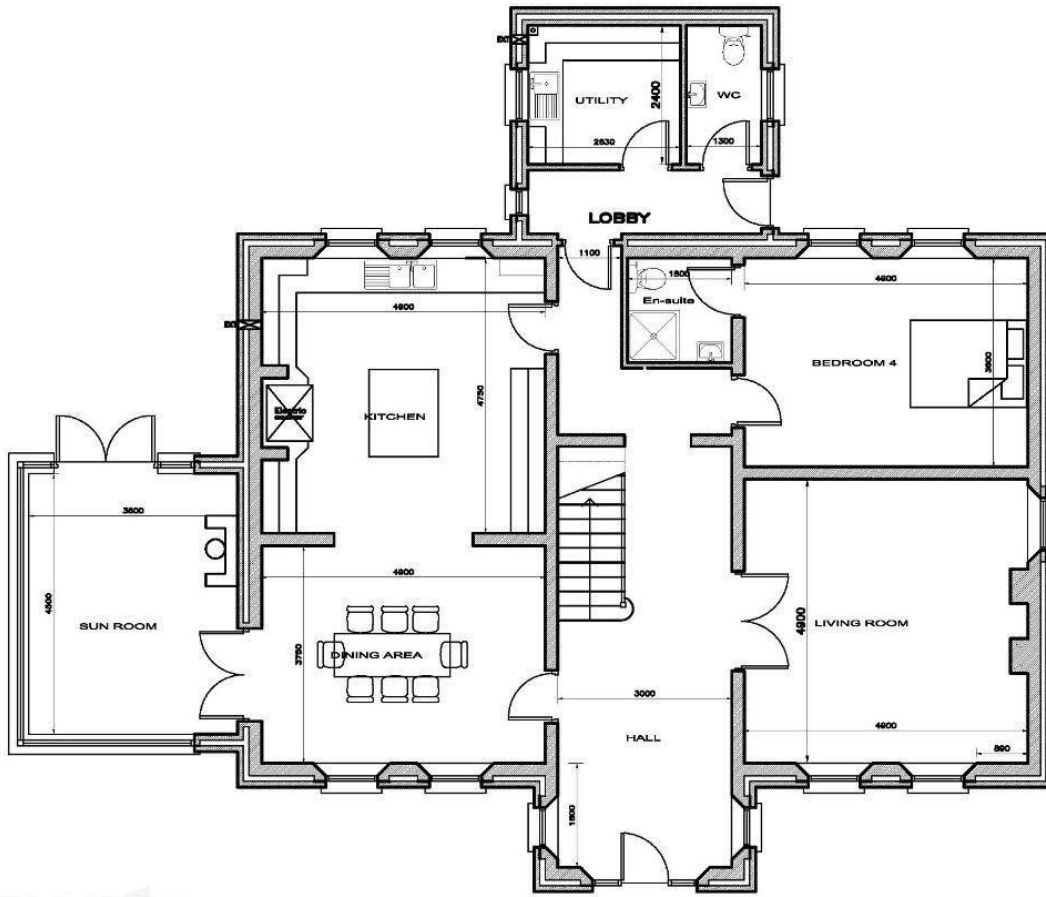


REAR ELEVATION



FRONT ELEVATION



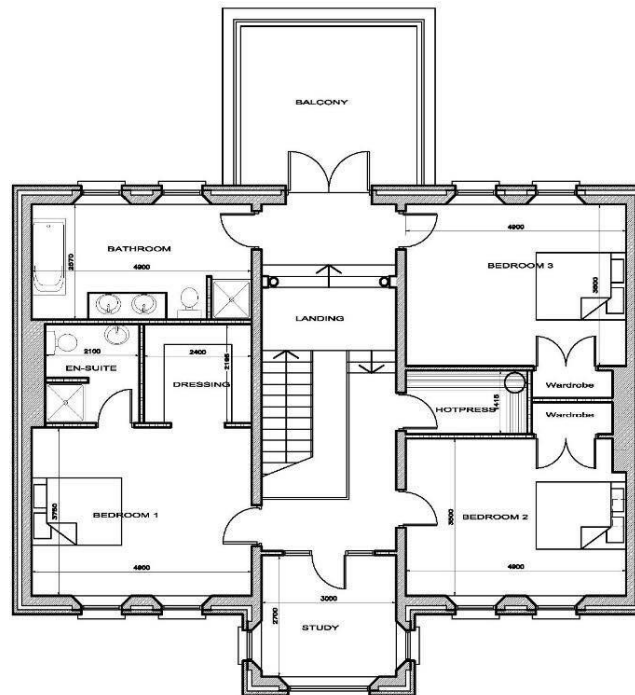


Property  
Partners

## GROUND FLOOR PLAN

Total floor area 2960 sq ft plus Garage

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**HENRY & CO.**  
estate agents  
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## FIRST FLOOR PLAN

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