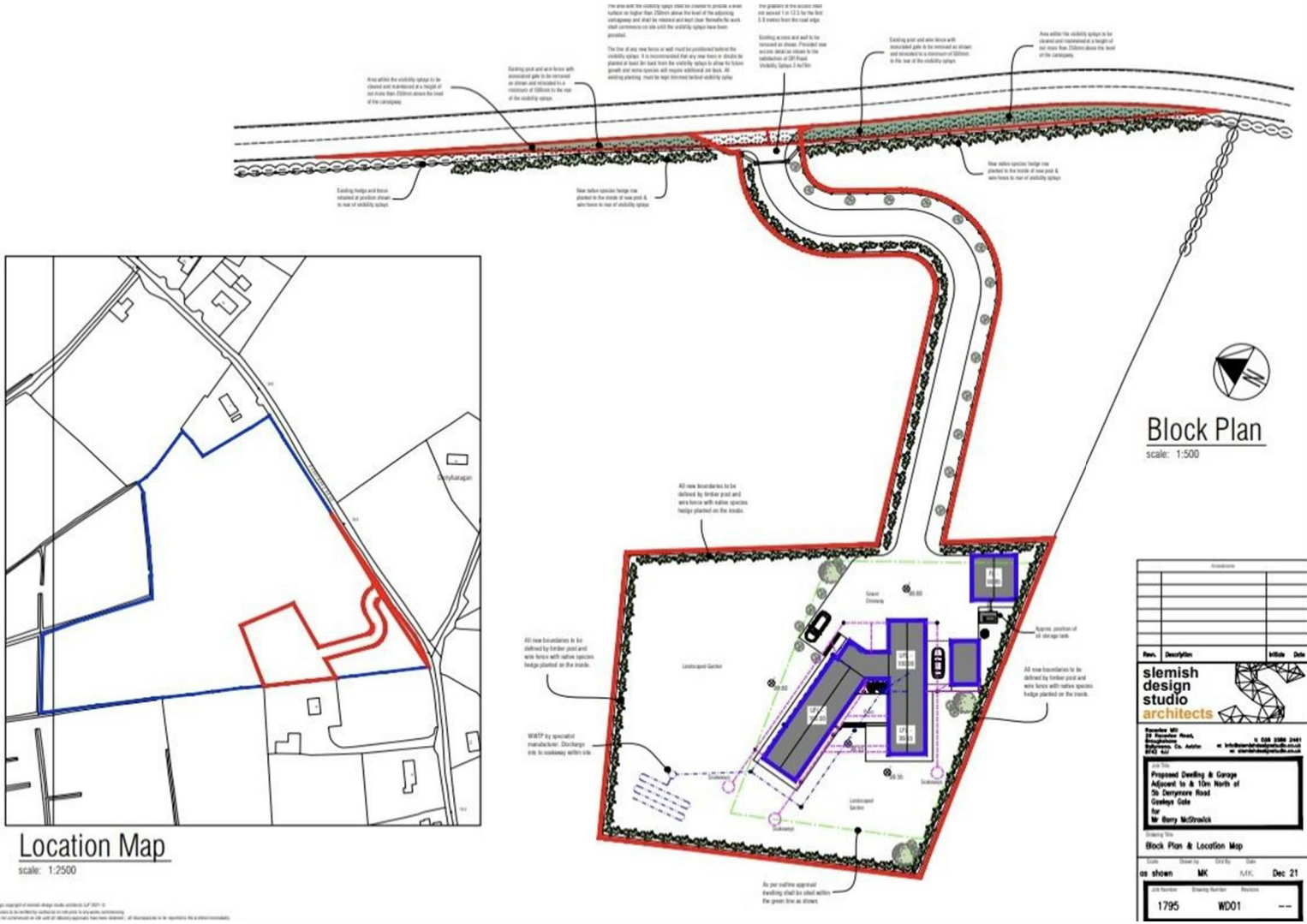


# MARC FEGAN

BESPOKE ESTATE AGENT



## 5B Derrymore Road Gawleys Gate, Lurgan, BT67 0BP

Asking price £120,000

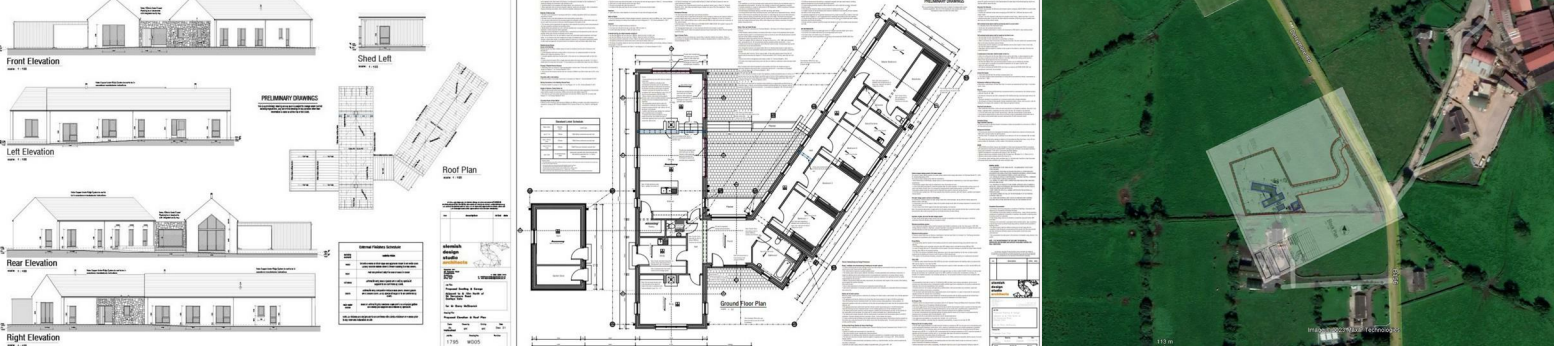


Marc Fegan Bespoke Estate Agents are delighted to welcome to the market this well positioned building site extending to circa 0.7 acres with full planning permission granted for a four bedroom detached bungalow extending to approx 2600 Sqft. Full planning documents can be found via the NI Planning Portal using the below reference numbers. A two storey design would be considered by planners should any potential buyer wish to alter the property.

Outline Planning Reference: LA08/2020/0762/0  
Reserved Matters Reference: LA08/2021/1264/RM

The site is located on the well regarded Derrymore Road in Gawleys Gate just a short distance to the shores of Lough Neagh. It is within easy reach of Aghagallon, Aghalee, Moira, Lurgan and Lisburn.

For further details please contact Marc Fegan.



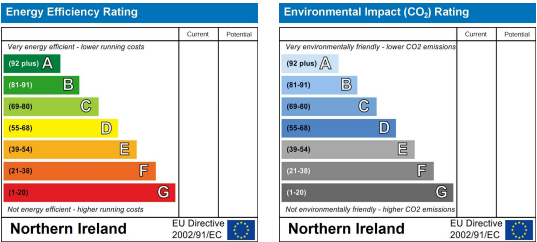
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.