



A superb opportunity to acquire one or two sites extending to circa 0.8 acres in total (c.0.4 acres each). Situated in a delightful mature rural setting outside Aghalee and close to Lough Neagh. Located just a few minutes' drive from the A26.

Enjoying road frontage and with the benefit of Full Planning Approval (Application LA08/2019/0803/F for 'Erection of 1 no. replacement dwelling with the retention of the original dwelling as a domestic store' and Application LA08/2022/1127/F), this most attractive setting will appeal to a wide range of purchasers seeking an opportunity to develop a new home in a highly sought after 'out-of-town' address.

Please contact our Lisburn Office for further information.

Offers Over  
£124,950

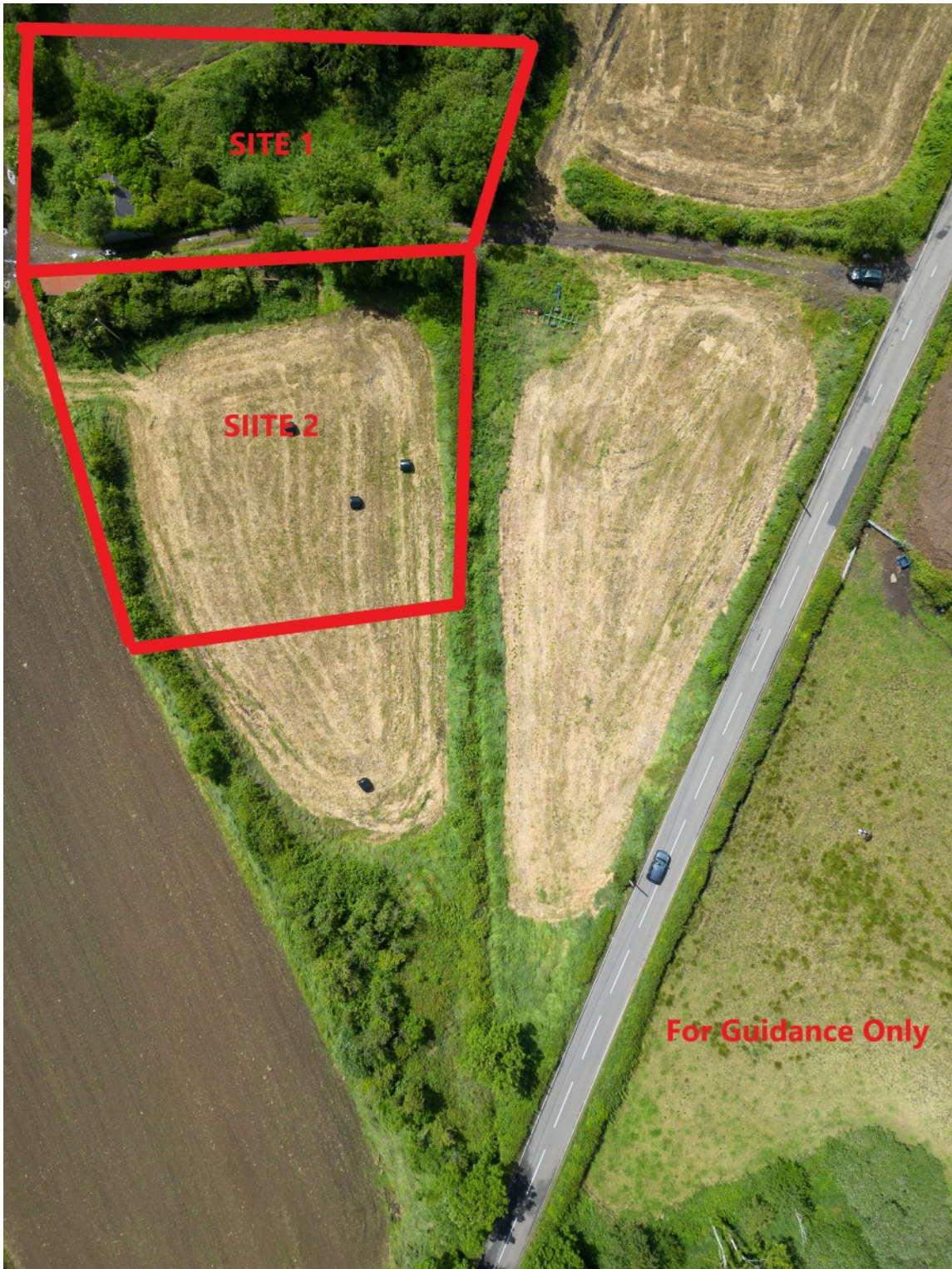
Sites @ 1 Derryola  
Bridge Road,  
Aghalee,  
BT67 0DJ

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Offers Over £124,950 per site
- Further lands may be available by negotiation
- Full Planning permission granted for two homes set back from the main road
- Four bedroom detached homes
- Two reception rooms with open plan living kitchen dining area
- Separate Study/Office
- Ground Floor Utility and Shower room/WC
- Mature setting outside Aghalee bounded by mature trees
- Early enquiries are highly recommended





**SITE 1**

**SIITE 2**

**For Guidance Only**



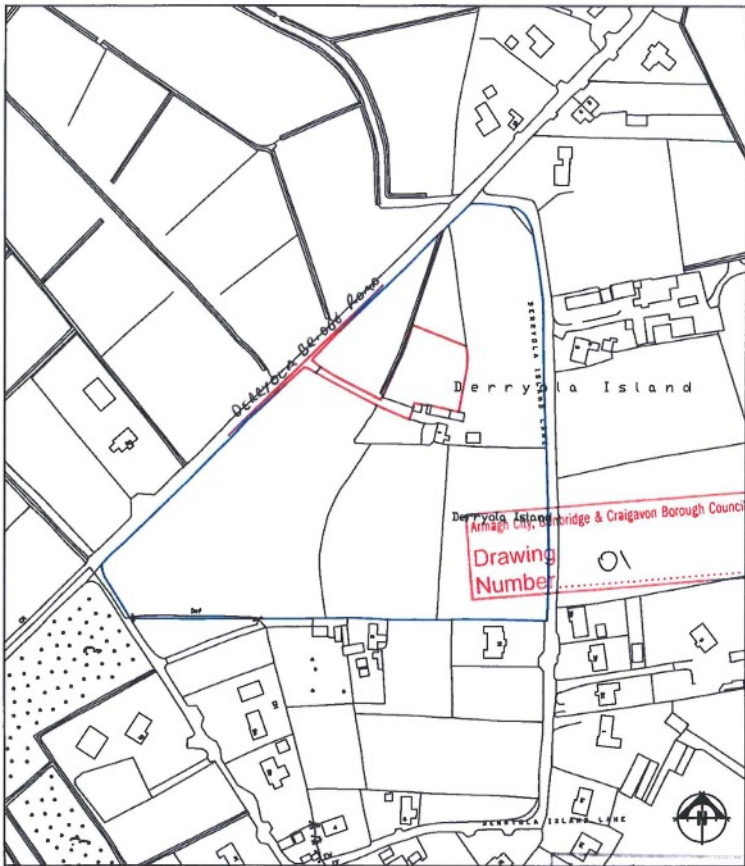
Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)





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**O'Callaghan PLANNING**  
Adding Value Through Quality Design

Project: Proposed Dwelling  
Client: Dwayne Rogers  
Type: Site Location Plan  
Address: Lands at Derryola Bridge Road, Aghafee, Co. Antrim

Armagh City, Banbridge & Craigavon Borough Council  
05 SEP 2022  
Planning Department  
RECEIVED

Date: 09/22	Scale: 1/2500	Plan No: 3000458	Page No: A4	Drawing No: PD1
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## Location:

Travelling north along Derryola Bridge Road with Lough Neagh on the left. The two sites are set back from the road before the junction with Derroyla Island Lane.



Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

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