

# FOR SALE

By Private Treaty

**LANDS AT**

**8 KILLYNEILL ROAD**

**DUNGANNON**

**CO. TYRONE**

**BT71 6LL**



*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](mailto:tom@tomhenryandco.com)

## PRIME RESIDENTIAL DEVELOPMENT SITE

**C. 2.7 ACRES (1.1 HA) – FULL PLANNING PERMISSION FOR 24 DWELLINGS – PRIME LOCATION – “READY TO GO”**

TOM HENRY & CO ARE PLEASED TO PRESENT TO THE MARKET THIS PRIME DEVELOPMENT SITE IDEALLY LOCATED IN THIS HIGHLY SOUGHT-AFTER SITUATION ON THE OUTSKIRTS OF THE BUSTLING TOWN OF DUNGANNON, WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, ETC. YET ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.

EXTENDING TO APPROX. 2.7 ACRES & BENEFITTING FROM FULL PLANNING PERMISSION PASSED (LA09/2023/0421/F) FOR NO.24 DWELLINGS THIS SITE AFFORDS THE DISCERNING PURCHASER / DEVELOPER A FANTASTIC OPPORTUNITY TO BUILD PROVEN HOUSE TYPES IN AN AREA WITH CONTINUED HIGH DEMAND AND DESIRABILITY.

**BUILD AN EXCLUSIVE DEVELOPMENT OF 24 HOMES IN A HIGHLY SOUGHT-AFTER LOCATION**



## OPEN TO OFFERS

PLANNING LEGISLATION, PROPOSED SITE LAYOUT, FLOORPLANS & MAPS FOR I.D. PURPOSES OVERLEAF...

[www.tomhenryandco.com](http://www.tomhenryandco.com)

# INTRODUCTION:

WE ARE INSTRUCTED TO OFFER FOR SALE THIS SUPERB RESIDENTIAL DEVELOPMENT SITE IN DUNGANNON, CO. TYRONE. THE LANDS WHICH EXTEND TO A TOTAL OF APPROX. 2.7 ACRES (1.1 HECTARES) ARE SITUATED ON THE KILLYNEILL ROAD, JUST OFF THE MAIN ARTERIAL KILLYMAN ROAD.

THE SITE BENEFITS FROM FULL PLANNING PERMISSION FOR 24 HOUSES CONSISTING OF 20 NO. THREE BEDROOM SEMI-DETACHED AND 4 NO. THREE BEDROOM DETACHED. THE HOUSE TYPES HAVE BEEN DESIGNED IN TRADITIONAL RENDER AND BRICK FINISHES WITH ACCOMMODATION THAT IS APPROPRIATE AND PROVEN IN THE LOCAL MARKET PLACE, CATERING FOR FIRST-TIME BUYERS, SMALL FAMILIES AND THOSE WISHING TO DOWN SIZE.

THERE HAS BEEN STRONG DEMAND IN THE AREA FOR NEW DEVELOPMENTS, WITH LIMITED NEW HOUSING SCHEMES BEING RELEASED TO THE MARKET IN RECENT TIMES AND A LACK OF AVAILABILITY OF ZONED HOUSING LAND. THE RESALE MARKET IN THE LOCAL AREA FOR SIMILAR HOUSE TYPES TO THOSE PROPOSED CONTINUES TO PERFORM EXCEPTIONALLY WELL AND WE WOULD FORECAST HIGH DEMAND FOR THE ONWARD DEVELOPMENT DUE TO ITS MOST CONVENIENT LOCATION CLOSE TO MAJOR EMPLOYERS, RENOWNED SCHOOLS, PICTURESQUE DUNGANNON PARK, BEAUTIFUL OPEN COUNTRYSIDE & THE M1 INTERSECTION.

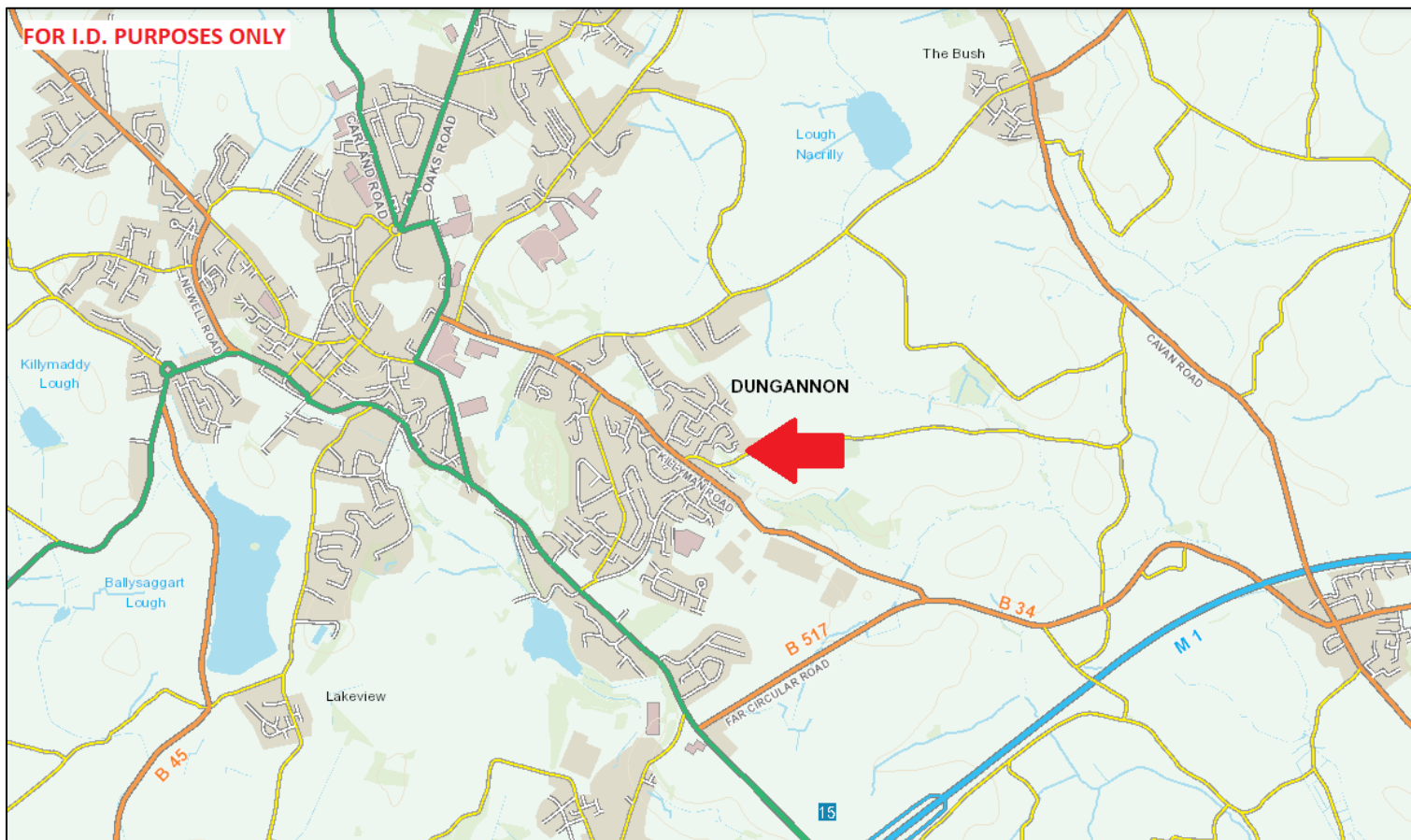
THE SALE OF THIS LAND REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A VIRTUALLY “READY TO GO” SITE.

# LOCATION:

DUNGANNON, FROM THE IRISH MEANING “GEANANNS FORT” IS THE SECOND LARGEST TOWN IN CO. TYRONE WITH A POPULATION OF 16,282 AT THE 2021 CENSUS, THAT LIES AT THE HEART OF NORTHERN IRELAND.

PERFECTLY POSITIONED FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE, DUNGANNON BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK AND BOASTS SUPERB SCHOOLS, A THRIVING ENGINEERING SECTOR, MANY MAJOR EMPLOYERS, AND A WEALTH OF CULTURAL, RECREATIONAL AND LEISURE OPPORTUNITIES.

THE LOCATION OF THE LANDS ARE WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN CENTRE AMENITIES AND ARE LESS THAN A 5 MINUTE DRIVE FROM THE M1 MOTORWAY, YET ARE ONLY MOMENTS BY FOOT TO BEAUTIFUL OPEN COUNTRYSIDE.



## SITE FEATURES:

- A PRIME RESIDENTIAL DEVELOPMENT SITE.
- EXTENDING TO APPROX. 2.7 ACRES / 1.1 HECTARES.
- FULL PLANNING PERMISSION PASSED (**LA09/2023/0421/F**).
- PERMISSION FOR 24 UNITS:  
4 NO. DETACHED: 1390 SQ FT.  
20 NO. SEMI-DETACHED: 1250 SQ FT.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT SITUATION.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN CENTRE.
- WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS, LOCAL SHOPS, RENOWNED SCHOOLS & RECREATIONAL FACILITIES.
- SUPERB ACCESS TO THE M1 INTERSECTION.
- ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.
- PROVEN HOUSE DESIGNS IN A LOCATION TO MATCH.





Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

## APPROVAL OF PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

**Application No:** LA09/2023/0421/F

**Date of Application:** 5 April 2023

**Site of Proposed Development:** 8 Killyneill Road Dungannon BT71 6LL

**Description of Proposal:** Amendment of housing development layout as approved under LA09/2021/0191/F from 42 houses to 20 No. semi-detached houses & 4 No. detached houses

Applicant:  
Address:

Agent:  
Address:

**Approved Plan(s):** 01, 03, 04, 05, 06, 07, 8G, 2A,

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

### GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

#### Condition 1

The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

#### Condition 2

The visibility splays of 2.4 metres by 51 metres to the east and 2.4 metres by 62 metres to the west at the junction of the proposed access road with the public road, shall be provided in accordance with the Drawing No.8G bearing the PSD stamp dated 29/2/24, prior to the commencement of any works or other development.

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

#### Condition 3

The gradients of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

#### Condition 4

The visibility splays of 2.0 metres by 55 metres at the junction of the proposed private access with Killyneill Road, shall be provided in accordance with the Drawing No.8G bearing PSD stamp dated 29/2/24, prior to the commencement of any works or other development.

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

#### Condition 5

The private access gradient to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

#### Condition 6

No dwelling(s) shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

REASON: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

#### Condition 7

All hard and soft landscape works shall be carried out in accordance with the approved details on drawing No.2A date received 22nd March 2024 and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out prior to the occupation of any part of the dwelling.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

#### Condition 8

Prior to the occupation of each individual dwelling hereby approved, the boundary treatments defining each curtilage shall be constructed as detailed on Drawing No. 2A date received 22 MAR 2024.

Reason: To ensure that boundary treatments are provided in a timely manner to assist



in the provision of a quality residential environment in accordance with PPS7 (Quality Residential Environments).

Condition 9

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department for Infrastructure has determined that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No.8G bearing PSD stamp dated 29/2/24.

REASON: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

Condition10

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing NO.8G bearing PSD stamp dated 29/2/24. The Department for Infrastructure has attached to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

REASON: To ensure that the road works considered necessary to provide a proper, safe, and convenient means of access to the development are carried out.

Informatives

The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at [www.midulstercouncil.org](http://www.midulstercouncil.org). The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

Dated: 13th May 2024



Planning Service Lead - Local Planning

Planning Act  
(NI) 2011

Mid Ulster  
District Council

**GRANTED**

For the reasons set out on

**LA09/2023/0421/F**

Decision form No. ....

**2**

Date. **13.05.2024**



Application site edged red.  
Development site area 1.1 Ha

Mid Ulster District Council

Drawing 01

Number.....

Project:

**Housing Development**

Address:

**Killyneill Road Dungannon**

Client:

Drawing:

**Location Map**

Scale:

**1:2500**

Date:

**March 23**

Job No:

**3185-01**

Revisions:

**JAK**

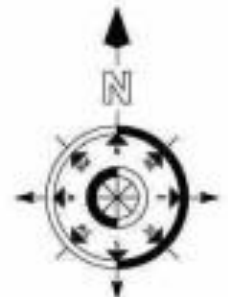
**J Aidan Kelly LTD**

50 Tullycullinan Rd Dungannon Co Tyrone BT70 3LY  
Tel: 02887767363 Email: info@jakelly.co.uk



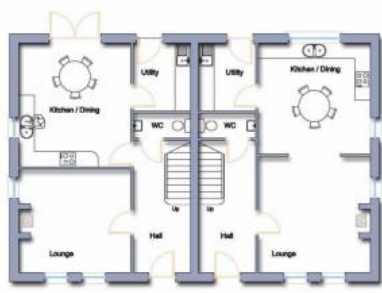
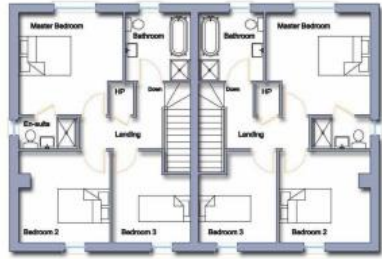
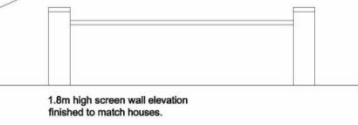
**CIAT**

REGISTERED PRACTICE



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**Finishes:**  
 Flat grey tile or slate.  
 Facing brick walls.  
 PVC external doors / windows.

**GRANTED**  
 For the reasons set out in  
 LA09/2023/0421/F  
 Decision Form No. 2  
 Date: 13.05.2024

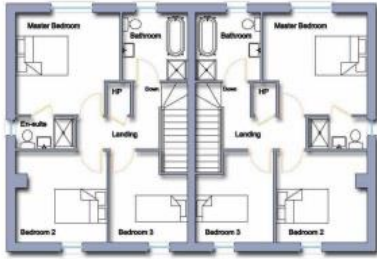
**Mid Ulster District Council**  
 Drawing 04  
 Number.....

**Project:** Housing Development  
**Address:** Killyneill Road Dungannon  
**Client:**  
**Drawing:** House Type 1 (Semi-Detached)  
**Scale:** 1:100  
**Job No:** 3185-HT1  
**Date:** October 22  
**Revisions:**

**JAK**  
**J Aidan Kelly LTD**  
 50 Talbotville Rd Dungannon Co Tyrone BT70 3JF  
 Tel: 02887767963 Email: info@jakelly.co.uk

**CIAT**  
 REGISTERED PRACTICE





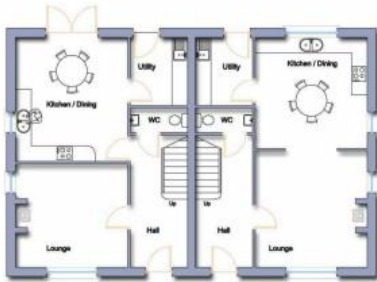
First Floor Plan



Front Elevation



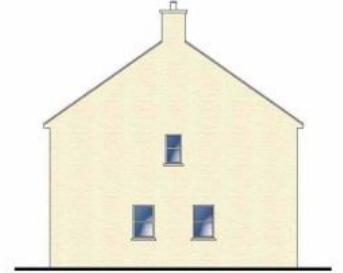
Side Elevation 1



Ground Floor Plan  
1,250 sq ft



Rear Elevation



Side Elevation 2

Finishes:  
Flat grey tile or slate.  
Coloured render walls.  
PVC external doors / windows.

Planning Act (NI) 2011 Mid Ulster District Council  
**GRANTED**  
For the reasons set out on  
LA09/2023/0421/F  
Decision term No. 2 Date: 13.05.2024

Project:  
Housing Development  
Address  
Killyneill Road Dungannon  
Client:

Drawing:  
House Type 1a (Semi-Detached)

Scale: <b>1:100</b>	Date: <b>October 22</b>
Job No: <b>3185-HT1a</b>	REVISIONS:

**JAK**

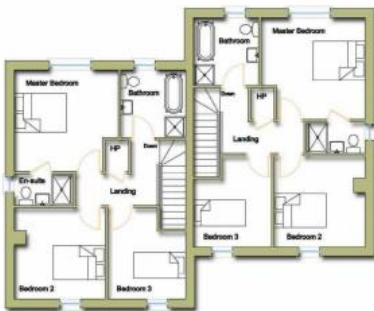
J Aidan Kelly LTD

50 Tullycullen Rd Dungannon Co Tyrone BT70 3LT

Tel: 02887767363 Email: info@jakelly.co.uk

**CIAT**  
REGISTERED PRACTICE

Mid Ulster District Council  
Drawing 03  
Number.....



First Floor Plan



Front Elevation



Side Elevation 1



Ground Floor Plan  
1,250 sq ft



Rear Elevation



Side Elevation 2

Finishes:  
Flat grey tile or slate.  
Facing brick walls.  
PVC external doors / windows.

Planning Act (NI) 2011 Mid Ulster District Council  
**GRANTED**  
For the reasons set out on  
LA09/2023/0421/F  
Decision term No. 2 Date: 13.05.2024

Project:  
Housing Development  
Address  
Killyneill Road Dungannon  
Client:

Drawing:  
House Type 2 (Semi-Detached)

Scale: <b>1:100</b>	Date: <b>October 22</b>
Job No: <b>3185-HT2</b>	REVISIONS:

**JAK**

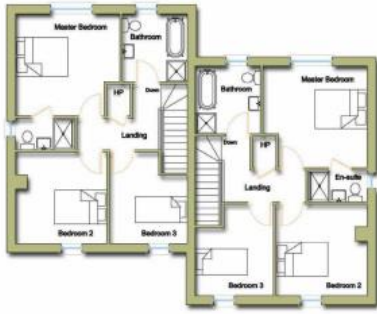
J Aidan Kelly LTD

50 Tullycullen Rd Dungannon Co Tyrone BT70 3LT

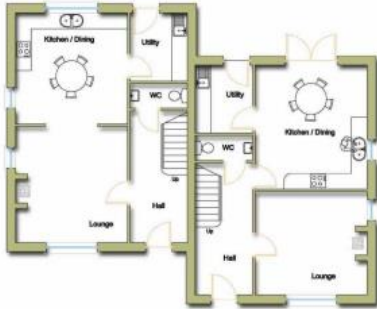
Tel: 02887767363 Email: info@jakelly.co.uk

**CIAT**  
REGISTERED PRACTICE

Mid Ulster District Council  
Drawing 05  
Number.....



First Floor Plan



Ground Floor Plan  
1,250 sq ft

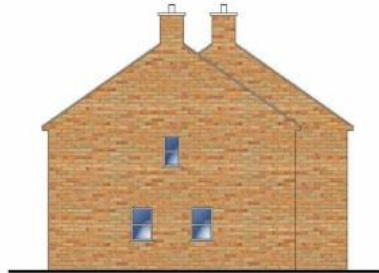
Mid Ulster District Council  
Drawing 06  
Number.....



Side Elevation 1



Front Elevation



Side Elevation 2



Rear Elevation

Finishes:  
Flat grey tile or slate.  
Facing brick walls.  
PVC external doors / windows.

Planning Act (NI) 2011 Mid Ulster District Council  
**GRANTED**  
For the reasons set out in LA09/2023/0421/F  
Decision Form No. 2 Date: 13.05.2024

Project: <b>Housing Development</b>		 <b>J Aidan Kelly LTD</b> <small>50 Tullycullin Rd Dungannon Co Tyrone BT20 3JY Tel: 02887767363 Email: info@jaidan.com</small>
Address: <b>Killyneill Road Dungannon</b>		
Client:		 <b>CIAT</b> <small>REGISTERED PRACTICE</small>
Drawing: <b>House Type 2a (Semi-Detached)</b>		
Scale: <b>1:100</b>	Date: <b>October 22</b>	Revisions:
Job No: <b>3185-HT2a</b>		



Front Elevation



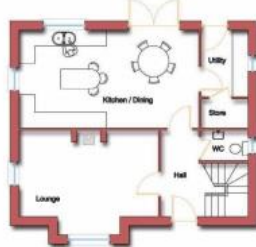
Rear Elevation



Side Elevation 2



First Floor Plan



Ground Floor Plan  
1,390 sq ft

Finishes:  
Flat grey tile or slate.  
Facing brick walls.  
PVC external doors / windows.

Planning Act (NI) 2011 Mid Ulster District Council  
**GRANTED**  
For the reasons set out in LA09/2023/0421/F  
Decision Form No. 2 Date: 13.05.2024



Side Elevation 1

Mid Ulster District Council  
Drawing 07  
Number.....

Project: <b>Housing Development</b>		 <b>J Aidan Kelly LTD</b> <small>50 Tullycullin Rd Dungannon Co Tyrone BT20 3JY Tel: 02887767363 Email: info@jaidan.com</small>
Address: <b>Killyneill Road Dungannon</b>		
Client:		 <b>CIAT</b> <small>REGISTERED PRACTICE</small>
Drawing: <b>House Type 3 (Detached)</b>		
Scale: <b>1:100</b>	Date: <b>October 22</b>	Revisions:
Job No: <b>3185-HT3</b>		



- General Notes**
1. This drawing is to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and documents.
  2. DO NOT SCALE FROM THIS DRAWING. Use figured dimensions only.
  3. To comply with Construction (Design and Management) Regulations (CDM) 2015, the Client (unless a domestic client) will need to appoint a Principal Designer (Design and Management) Regulations (DM) 2015, the Client (unless a domestic client) will need to appoint a Principal Contractor (Design and Management) Regulations (DM) 2015, the Client (unless a domestic client) will need to appoint a Principal Designer (Design and Management) Regulations (DM) 2015, the Client (unless a domestic client) will need to appoint a Principal Contractor (Design and Management) Regulations (DM) 2015.
  4. Ensure there are suitable management arrangements for the project.
  5. Project works to be completed by 20/09/2024.
  6. Provide pre-construction information to Design and Construction Management (DCM) Regulations (DCM) 2015, the Client (unless a domestic client) will need to appoint a Principal Designer (Design and Management) Regulations (DM) 2015, the Client (unless a domestic client) will need to appoint a Principal Contractor (Design and Management) Regulations (DM) 2015.
  7. Project works to be completed by 20/09/2024.
  8. Make sure that construction works does not start unless the Principal Designer has approved the Construction Method Statement (CMS) and the Principal Contractor has approved the Construction Method Statement (CMS) and the Principal Designer has approved the Construction Method Statement (CMS).
  9. Provide pre-construction information to Design and Construction Management (DCM) Regulations (DCM) 2015, the Client (unless a domestic client) will need to appoint a Principal Designer (Design and Management) Regulations (DM) 2015, the Client (unless a domestic client) will need to appoint a Principal Contractor (Design and Management) Regulations (DM) 2015.
  10. Retain and provide access to the health and safety file.

- DRY ROOMS DETAILS:**
1. Construction Details: Details for Private Streets Works can be found in the Private Streets Design Manual - refer to: [https://www.privatestreets.co.uk/Portals/0/Construction%20Manual%20-%202020.pdf](#). Construction methods shall be in accordance with the Design Manual for Roads and Bridges (DMRB) and the Design Manual for Urban Roadworks (DMUR).
  2. Drainage Discharge Contents: Discharge to surface water shall be via a gully to discharge any storage into a drainage gully. Discharge to surface water shall be via a gully to discharge any storage into a drainage gully. Discharge to surface water shall be via a gully to discharge any storage into a drainage gully.
  3. Drainage and Gullies: Discharge to surface water shall be via a gully to discharge any storage into a drainage gully. Discharge to surface water shall be via a gully to discharge any storage into a drainage gully. Discharge to surface water shall be via a gully to discharge any storage into a drainage gully.
  4. Road Gradient and Rise: Road gradient shall be in accordance with the approved highway design. Road gradient shall be in accordance with the approved highway design. Road gradient shall be in accordance with the approved highway design.
  5. Retaining Wall Structure: Retaining wall structure shall be in accordance with the approved highway design. Retaining wall structure shall be in accordance with the approved highway design. Retaining wall structure shall be in accordance with the approved highway design.
  6. Proposed NW Storm Infrastructure: Proposed NW storm infrastructure shall be in accordance with the approved highway design. Proposed NW storm infrastructure shall be in accordance with the approved highway design. Proposed NW storm infrastructure shall be in accordance with the approved highway design.

**LEGEND:**

- ART 32 Hard standing to be adopted
- ART 3(4C) Road Outline
- 1:40 Carriageway Camber
- Viability Spoils
- Road Gully
- Retaining Wall Structure (subject to T&I approval) within 4m of public area & should be B&A approved for proprietary system)
- Drainage
- Proposed NW storm infrastructure

**PRIVATE STREET WORKS (CONSTRUCTION) REGULATIONS (N.I.) 2015 - CHAPTER 10**

The Design and Construction Method Statement (CMS) shall be submitted to the Council for approval. The CMS shall be approved by the Council before any work commences. The CMS shall be approved by the Council before any work commences. The CMS shall be approved by the Council before any work commences.

DATE: 13/05/2024

SIGNED: [Signature]

**GRANTED**

For this scheme out use

LA08/2023/0421/F

2

13/05/2024



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 Leamington Spa  
 CV32 4AA  
 Tel: 01927 520 523  
 www.jameswhelan.co.uk

**JAMES WHELAN CONSULTING ENGINEERS LTD**

**Project:** 24 Wellesborough Avenue  
 Residential

**Drawing Title:** Private Street Determination

**Drawn By:** AUG  
**Scale:** 1:50  
**Date:** 20/09/2023

**Revision:**

Rev	Date	By	Description
1	20/09/23	AUG	Issue for T&I
2	13/05/24	AUG	Final

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**MAPS FOR I.D. PURPOSES ONLY.**

**N.B.**

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**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 FURTHER DETAILS PLEASE CONTACT THE SOLE AGENT.**