



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

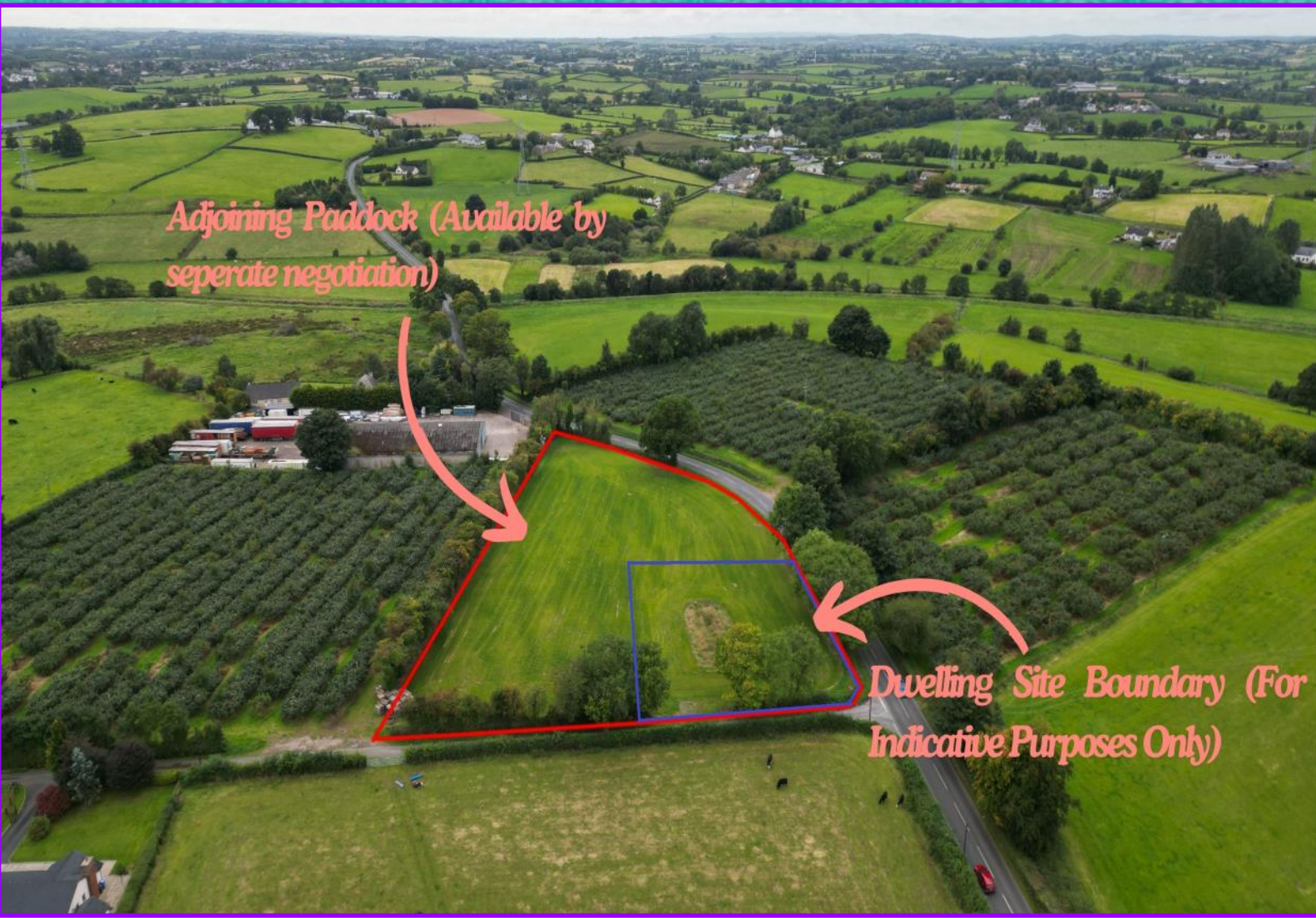
Your  
Local  
Property  
Experts.

# For Sale

Outstanding C. 0.5 Acre Dwelling Site  
With Adjoining C. 1.9 Acre Paddock Available

Site @ 1 Derrygally Way  
Moy, Dungannon  
BT71 6LY

RESIDENTIAL SITE





## For Sale

Outstanding C. 0.5Acre Dwelling Site With Adjoining C. 1.9 Acre Paddock Available

Site at  
1 Derrygally Way  
Moy, Dungannon  
BT71 6LY

### RESIDENTIAL SITE

### Location

This spectacular dwelling site is superbly located in a sought after residential area. Accessed from and fronting onto Derrygally Way this 'peaceful' site is just C. 2 miles from Tamnamore roundabout and the M1 motorway providing excellent convenience to the fortunate purchasers.

### Description

Rarely does an opportunity arise to purchase a natural dwelling site in this area. It is well known that it takes a great site to set of a beautiful home and this plot does not disappoint.

This former orchard comprises excellent ground quality for construction and electricity services already cross the field in which the site is situated.

The site benefits from private access from the Derrygally Way and frontage to both Derrygally Way and Trewmount Road.

### Additional Paddock

As an added bonus the remainder of the field in which the site is located can be offered for sale if desired by prospective purchasers. The paddock comprises C. 1.9 acres and would be an ideal area for equestrian use, hobby farming or simply to provide some further private amenity space around your gorgeous new home.

### Planning

The site benefits from reserved matters planning approval. Planning Reference: M/2008/0237/RM.

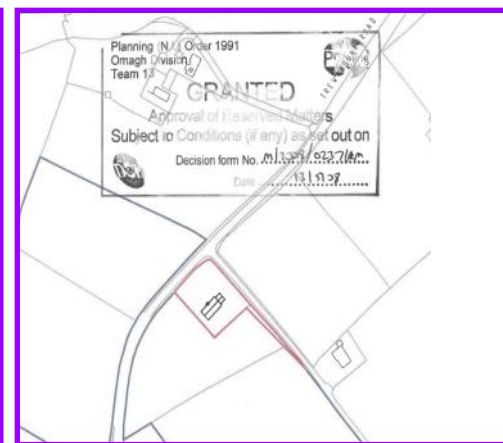
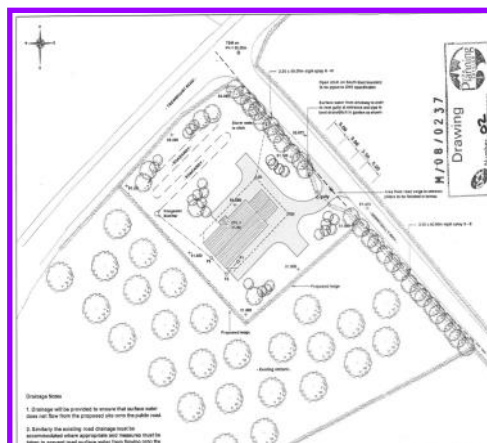
This planning approval has also been verified by a Certificate of Lawfulness of Proposed Use or Development (CLUD) Reference No: LA09/2023/1321/LDP.

Full approved planning drawings available by request to our office.

### Sale Details

**Dwelling Site**—Offers in the region of **£200,000.**

**Additional Paddock**—Offers in the region of **£100,000.**



Indicative Spatial Boundary Maps (For Indicative purposes only)

Orthographic View

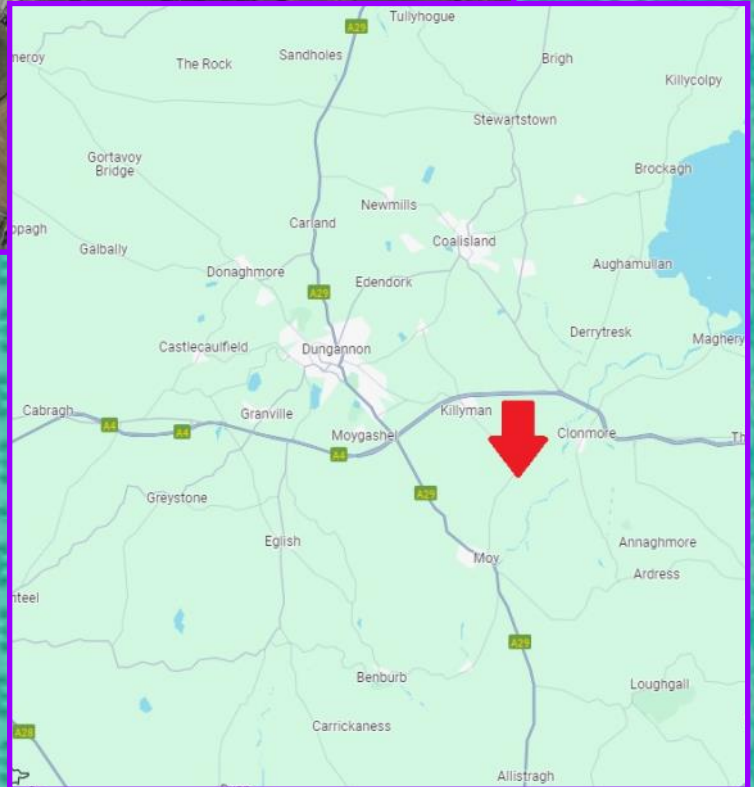
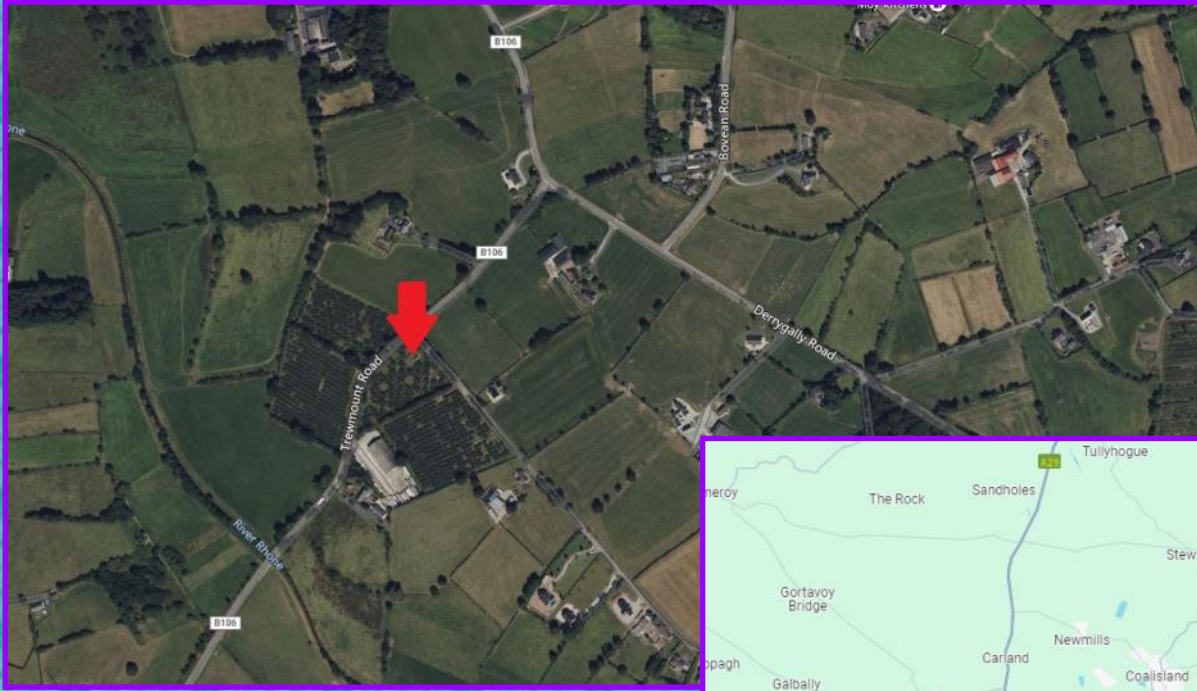


OSNI View





# Location Maps



FOR INDICATIVE PURPOSES ONLY

**RA Noble & Co Ltd**

**T: 028 8554 8242**

**F: 028 8554 9900**

**E: [info@nobleauctioneers.co.uk](mailto:info@nobleauctioneers.co.uk)**

**JONATHAN KEYS**

**M: 077 4632 2257**

**[jonny@nobleauctioneers.co.uk](mailto:jonny@nobleauctioneers.co.uk)**

**STEPHEN KEYS**

**M: 077 6242 7557**

**[stephen@nobleauctioneers.co.uk](mailto:stephen@nobleauctioneers.co.uk)**



## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.