

**FOR SALE**

## Land at Hillmount Crescent, Tobermore, Magherafelt BT45 5PZ

LAND OF CIRCA 0.35 ACRES WITH FULL PLANNING FOR 4 DWELLINGS

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## FEATURES

Lands totaling circa 0.35 acres

Flat, well bounded land

Situated in Hillmount Crescent /  
Church View

10 minutes drive from Magherafelt

Full Planning Permission for  
4 dwellings

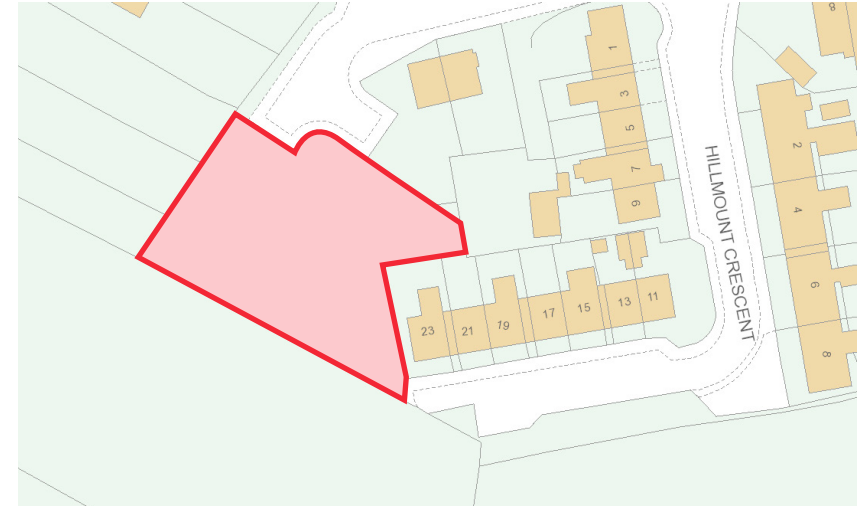
*Property outlines are for indicative purposes only*

## LOCATION

The subject land is located in the village of Tobermore, a small village in Mid-Ulster which lies 2.5 miles south-west of Maghera and 5.5 miles north-west of Magherafelt.

The land is just 2.7 miles from the Glenshane Road access to the A6, providing easy access to Belfast and Derry/Londonderry.

The village has a population of circa 830 people (2011 census) and benefits from local amenities including shops, restaurants, churches and a small football club.



## DESCRIPTION

The subject land comprises circa 0.3 acres of land located at the end of a small housing development, namely Hillmount Crescent and Church View. The housing development is just off the Main Street of Tobermore.

The land is flat and is currently laid in grass and bounded by the access road, hedging, trees and other dwellings.

After reviewing Planning NI, we note that full planning has previously been granted on the subject land and adjacent lands. Details below:

### Planning Reference

H/2012/0402/F

### Details

Social Housing development of 10 No. dwellings

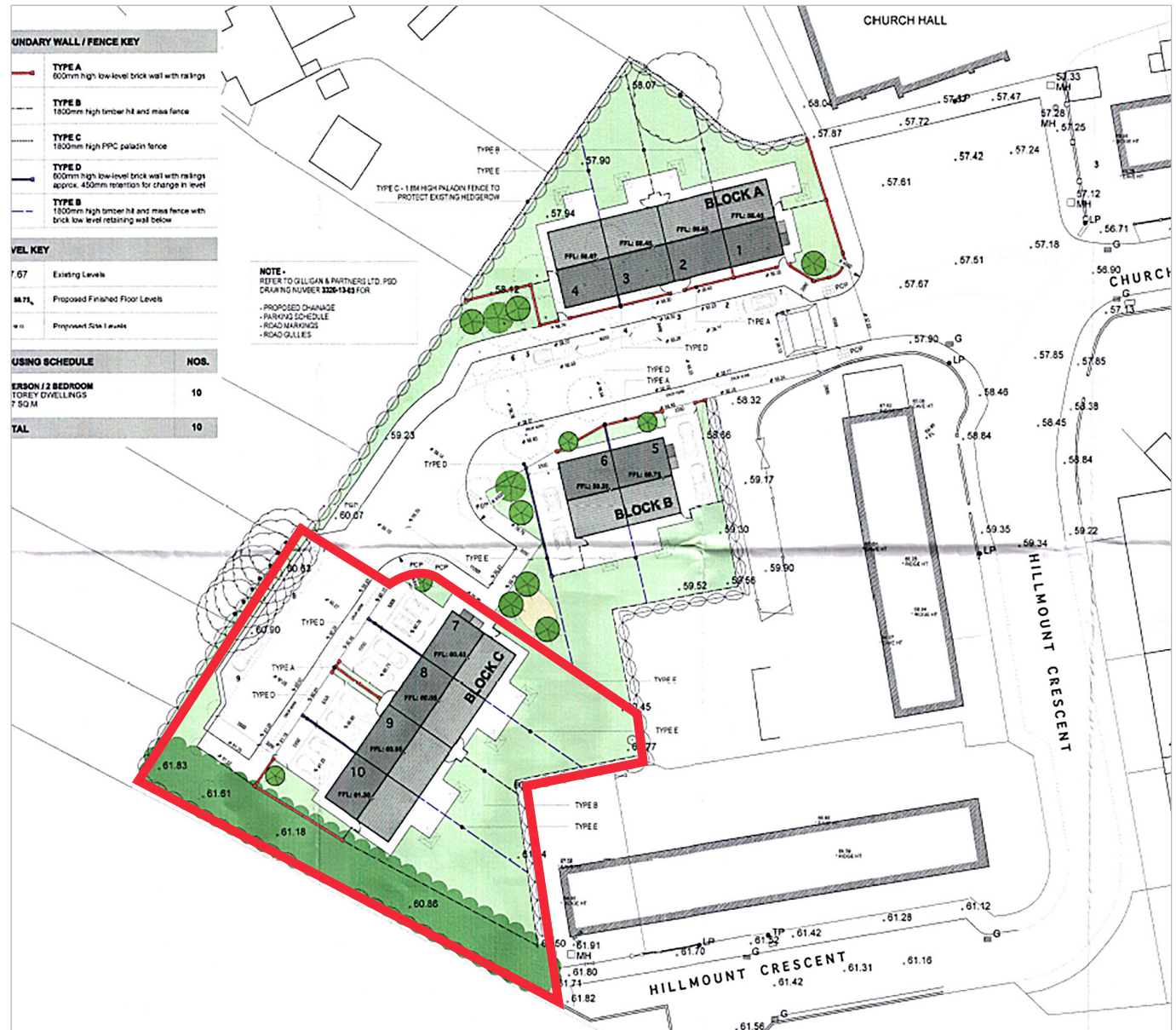
### Granted

20 May 2013

We note that of these 10 units, 6 units have been completed on land which was formerly under control of the vendor, leaving the remaining 4 units to be constructed on the subject land.

As part of the planning permission was completed, we would assume that the full planning permission is still in place, therefore the subject land retains full planning for 4 dwellings.

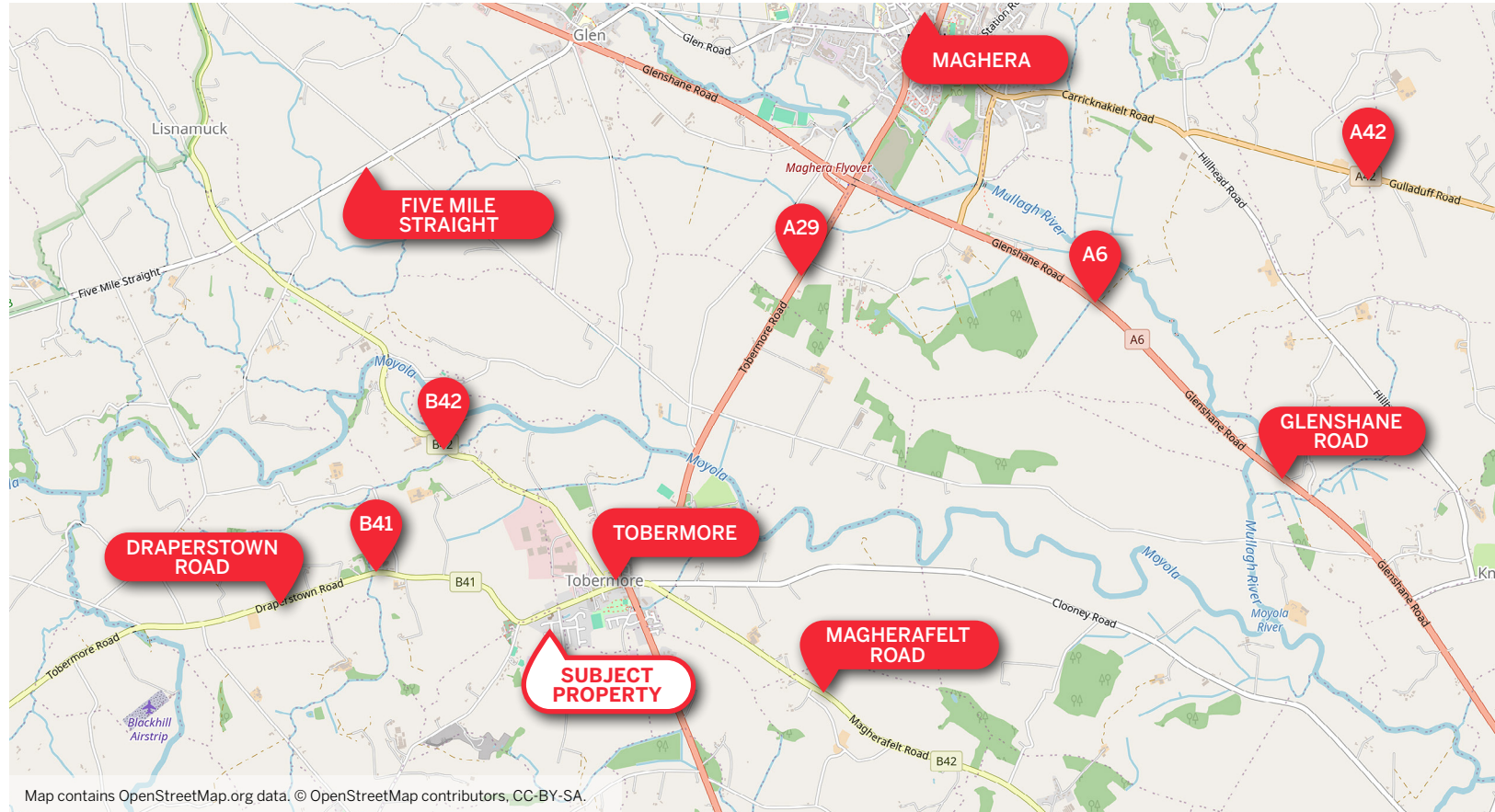
We recommend all interested parties to undertake their own investigation and to seek a planning opinion on the development potential of the land.



Property outline for indicative purposes only



## LOCATION



## ACCOMMODATION

The land measures approximately 0.35 acres (0.14 ha)

## SALE PRICE

Offers around £80,000 exclusive

## TITLE

We understand that the property is held Freehold

## STAMP DUTY

This will be the responsibility of the purchaser

## VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT. Further information is available at [www.lisney.com](http://www.lisney.com)

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23834

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Viewing strictly by appointment with the sole selling agent Lisney

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