



**Instinctive  
Excellence  
in Property.**

# For Sale

**Secure Self-contained Industrial Site  
c. 4.9 acres (1.98 hectares)**

Keans Hill Road  
Campsie Industrial Estate  
Derry/Londonderry  
BT47 3XX

**INDUSTRIAL SITE**



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## Location

The subject site is located on Keans Hill Road in the established Campsie Industrial Estate, approximately 6 miles east of Derry city. This location benefits from excellent road infrastructure as well as being in close proximity to Derry/Londonderry Port, the City of Derry Airport and the border with the Republic of Ireland. The surrounding area comprises a variety of commercial uses including industrial, showroom, distribution and warehousing.

## Description

The site extends to approximately 4.9 acres and is irregular in shape with a flat topography which is overlaid in hardcore. It is secured with steel fencing and an automated security gate. The layout provides for two separate compounds with two primary access points off the service road. The site also benefits from CCTV and security lighting with the potential for sub-division.

## Accommodation

	Acres	Hectares
Site extends to:	4.9	1.98

Please note the above areas are approximate only.

## Title

The site is held on a Long Leasehold title of 900 years at a nominal ground rent of £1 per annum (if demanded). The proposed purchaser will also benefit from the Long Leasehold interest in relation to Folio LY63332L.

## Planning

We understand the land is zoned as existing industry as per the Derry Area Plan 2011. We would advise that interested parties make their own independent enquiries relating to the planning permission on the lands.



FOR IDENTIFICATION PURPOSES ONLY

## VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

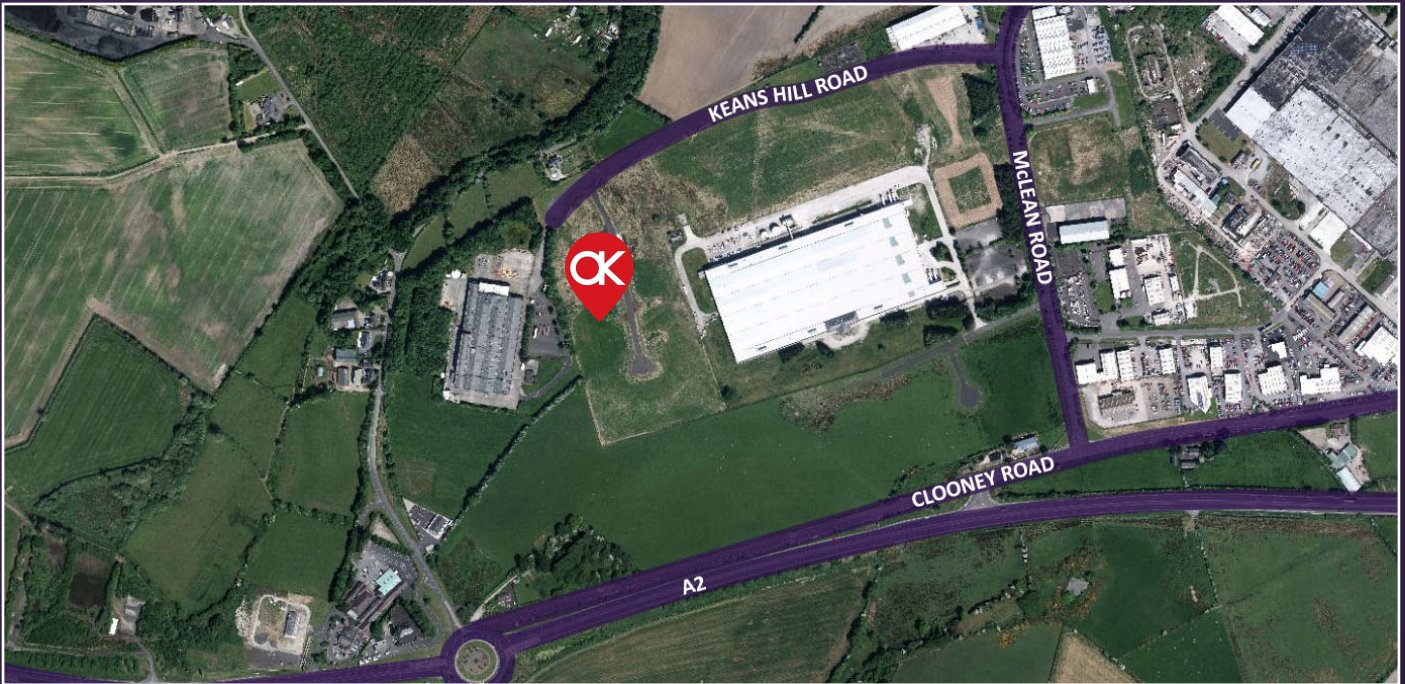
## Guide Price

£900,000

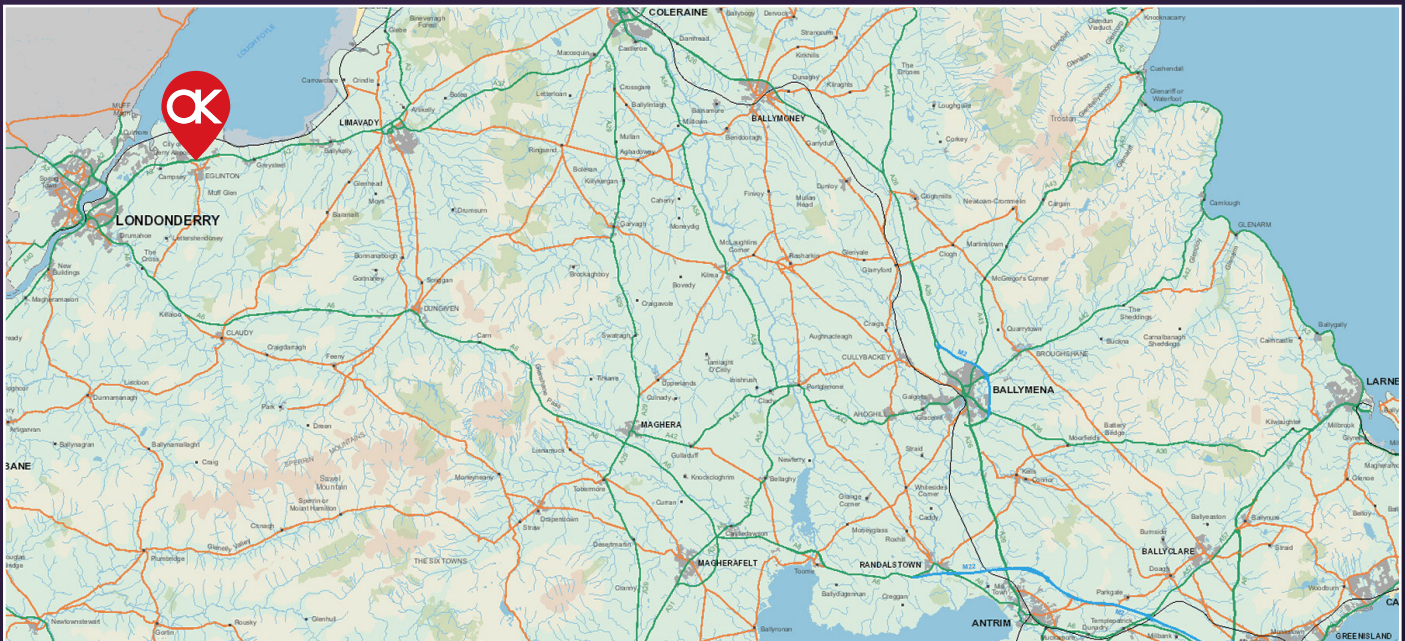
## Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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## 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 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). 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 Osborne King. 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.

## 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 Osborne King and Megran 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, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. 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.