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FOR SALE

# Benbraddagh Rise, Gortnaghey Road, Gortnaghey, BT47 4GX

Residential Development Opportunity comprising 9 Sites with foul and storm connections secured and in place.

# LOCATION

This excellent residential development is located within the hub of Gortnaghey village. It is situated opposite St Mary's Church and within close proximity to Gortnaghey Primary School and convenient to Dungiven and the A6 arterial route which is located c. 5 miles to the south east.

Dungiven is situated c. 9 miles south of Limavady, c. 20 miles south east of Derry City and c. 20 miles south west of Coleraine .

# DESCRIPTION

The subject comprises the remaining sites within the popular Benbraddagh residential development to include .7 no. detached units and 2 no. semi detached units. Footings are in place for Site 2 (3 Bed Detached).

This site presents a rare opportunity to acquire a site where foul and storm connections are secured and in place. There is only a relatively small stretch of road to make up under Private Streets Order.

Further details can be obtained from Agents

# PROPOSED DEVELOPMENT

SITE NO.	DESCRIPTION	SQ FT
Sites 1, 2, 15 & 16	3 Bed Detached	1,240
Sites 10 & 11	3 Bed Semi Detached	1,085
Sites 12, 13 & 14	4 Bed Detached	1,440

## 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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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: C4896





# PLANNING

REF: LA01/2023/0364/F  
ADDRESS: Opposite 18, 19 & 20 Benbraddagh Rise, Gortnaghey  
DESCRIPTION: Proposed construction of 7 no. detached and 2 no. semi detached 2 storey dwellings with associated access and parking.  
GRANTED: Granted 31/10/2023

REF: LA01/2023/1192/F  
ADDRESS: Lands approx 60m South West of No. 18 Benbraddagh Rise, Gortnaghey  
DESCRIPTION: Proposed construction of 5 no. detached and 2 no. semi detached 2 storey dwellings with associated access and parking.  
GRANTED: Planning Approval is imminent

# SALES DETAILS

PRICE: Asking £350,000  
TITLE: Freehold  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.