

FOR SALE

By Private Treaty

PRIME RESIDENTIAL DEVELOPMENT SITE

Lands at Quarry Lane, Dungannon, Co.Tyrone

Site area approximately 18 Acres (7.28 Ha) with the benefit of Protected Full Planning Permission for 98 No.dwellings



SimonBrien

Maneely Co Ltd

INTRODUCTION

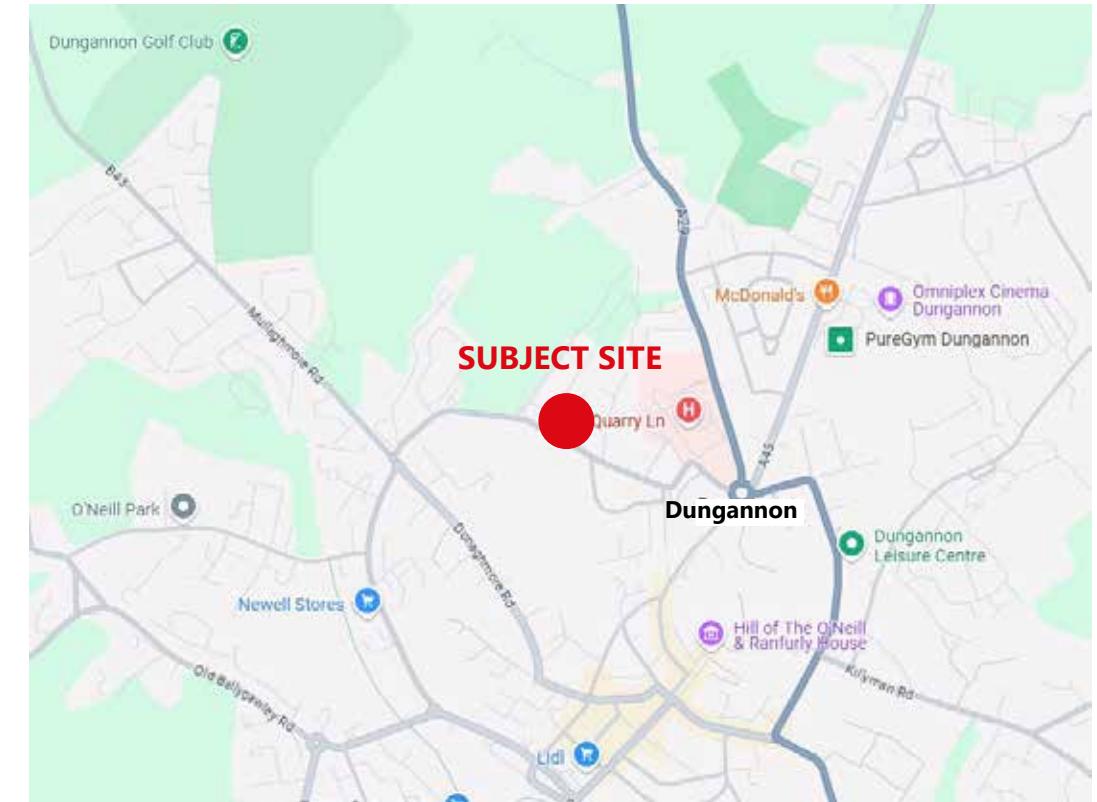
We are instructed to offer for sale this outstanding development site located off Quarry Lane, Dungannon, County Tyrone. The lands extend to approximately 18 acres (7.28 Ha).

The site has full planning consent and a Certificate of Lawful Use and Development for a residential development comprising of 98 dwellings; 19 detached, 32 semi-detached and 21 townhouses, 26 apartments in 7 blocks (3 blocks of 2 apartments, 2 blocks of 6 apartments and 2 blocks of 4 apartments).

The site benefits from available capacity in the local WwTW to serve the entire development and the sale of this site represents an excellent opportunity to acquire a virtually 'ready to go site'

There is exceptional demand in the area with limited new housing schemes built in recent times and a lack of availability of zoned housing land. The resale market in the local area continues to perform exceptionally well and we forecast high demand for the onward development due to its highly convenient location and close proximity to Dungannon Town Centre, local arterial transport routes and the wider Motorway Network including the M1 and A4. Dungannon continues to appeal to a wide spectrum of potential buyers from within the local vicinity and surrounding areas.

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LOCATION

Situated in the scenic heart of County Tyrone, Dungannon is a town that combines rich heritage, and modern convenience. Perfectly positioned just off the M1 Motorway, Dungannon offers excellent connectivity to major towns and cities across Northern Ireland, making it an ideal location for commuters and families alike.

Belfast is just 45 minutes away by car, while nearby towns such as Cookstown, Armagh, Omagh, and Portadown are all within easy reach. This central location places residents within convenient distance of both local employment hubs and regional centres, offering the flexibility to enjoy country living without compromising on access to work, education, or leisure.

Dungannon itself is a bustling market town with a proud historical legacy, home to the iconic Hill of The O'Neill and Ranfurly House Arts & Visitor Centre, where panoramic views stretch across Ulster. The town offers an excellent range of amenities, including high-performing primary and secondary schools, supermarkets, independent retailers, restaurants, and cafés – all contributing to a strong, close-knit community atmosphere.

For those who love the outdoors, Dungannon Park is a tranquil, tree-lined oasis featuring a 12-acre lake, walking trails, and playgrounds – perfect for weekend strolls, family picnics, or morning runs. Nearby Peatlands Park, Parkanaur and The Argory (National Trust) provide further opportunities to enjoy the area's natural beauty and heritage.

Sports and leisure are well catered for with local GAA, football, and rugby clubs, as well as fitness centres, swimming facilities, and golf courses all located in the town. The area also benefits from strong transport links including reliable public transport routes and a growing cycle network.

Whether you're seeking a peaceful place to raise a family, planning to downsize into comfort and convenience, or looking for a well-connected base with a friendly small-town feel, Dungannon offers the perfect location. With a welcoming community, scenic surroundings, and all the essentials right on your doorstep, it's a place that truly feels like home.



Dungannon Park

Proximity of the subject site to a range of locations and amenities:

South Tyrone Hospital	0.5 miles
The Oaks Centre	0.5 miles
Town centre	0.5 miles
Dungannon Leisure Centre	0.5 miles
Bus Station	0.6 miles
Dungannon Park	0.8 miles
Castlecaulfield	3.5 miles
Coalisland	4 miles
Moy	5.7 miles
Cookstown	10 miles
Omagh	29 miles
Lisburn	34 miles
Newry	35 miles
Belfast	42 miles
Enniskillen	43 miles
Derry	49 miles



The Argory

Primary Schools

Gaelscoil Aodha Rua, Dungannon	0.3 miles
Dungannon Primary School	0.5 miles
St Patrick's Primary School, Killyman Road	0.7 miles
Windmill Integrated Primary School	0.9 miles
Howard Primary School, Moygashel	1.9 miles
Edendork Primary School	1.9 miles
Donaghey Primary School	2.1 miles
Blessed Patrick O'Loughran PS	2.3 miles

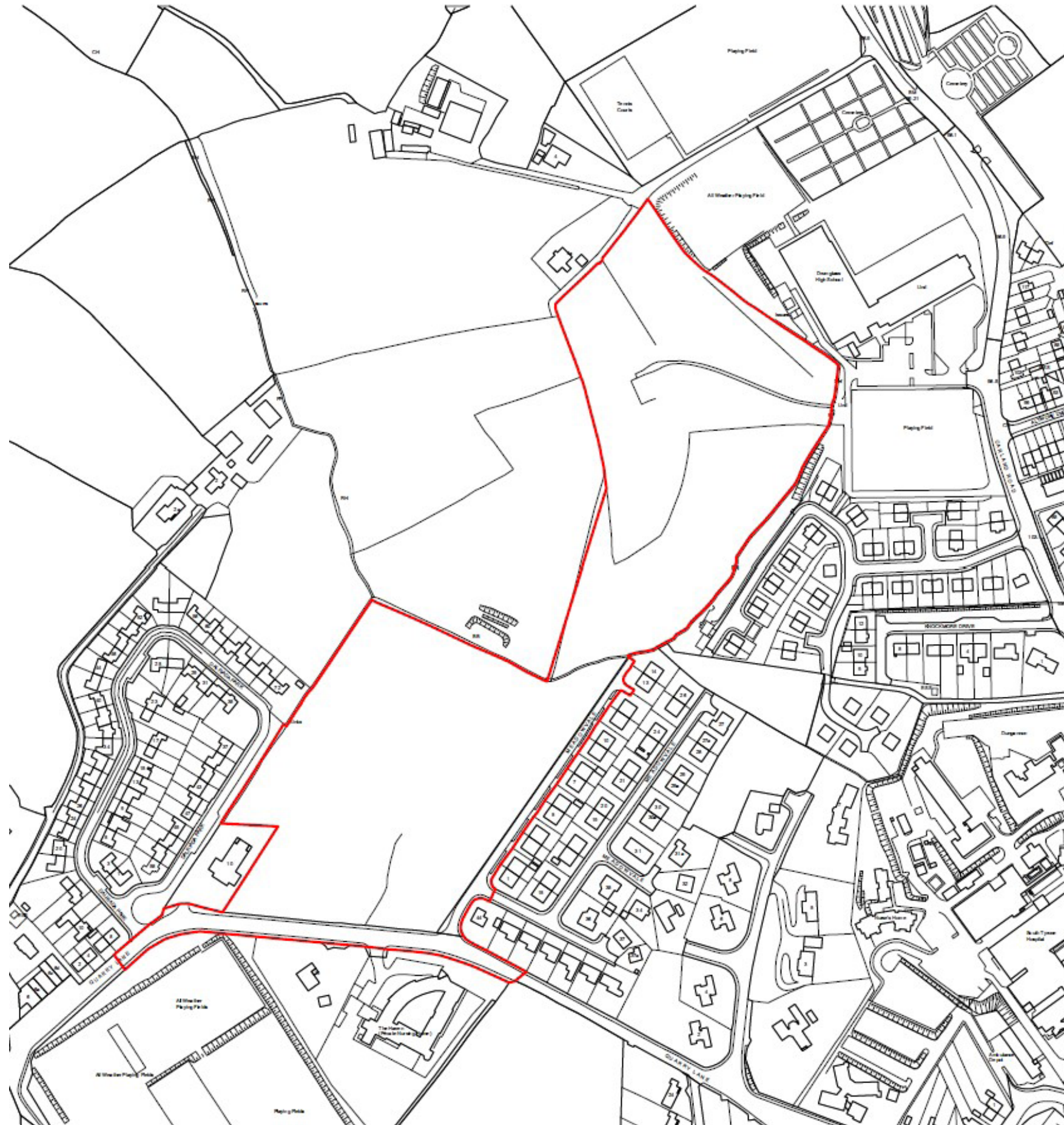


Secondary & Grammar Schools

Drumglass High School	0.25 miles
Royal School Dungannon (grammar)	0.6 miles
St Patrick's College	0.7 miles
St Patrick's Academy	0.9 miles
Integrated College Dungannon	1.4 miles
St Joseph's Grammar School	2.2 miles



OVERALL SITE MAP





SITE IMAGES



SITE IMAGES



PLANNING

The subject site benefits from Full Planning Permission for the construction of proposed residential development comprising of 98 no. dwellings, (19 detached, 32 semi-detached and 21 terraced), 26 apartments in 7 blocks (3 blocks of 2 apartments, 2 blocks of 6 apartments and 2 blocks of 4 apartments) with associated access, site works, landscaping, car parking & garages.

Full Planning Permission m/2014/0318/F was granted 3rd May 2018 and protected under Certificate of Lawfulness of proposed Use or Development (CLUD) LA09/2023/1763/LDP, granted 25th May 2023.

The proposed site access, Thomas St. roundabout improvements, right hand turn lane and footpath to Quarry Lane have been constructed in accordance with planning and DfI Roads requirements.

APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: M/2014/0318/F

Date of Application: 23rd June 2014

Site of Proposed Development: Lands adjacent to Quarry Lane (opposite No19 Quarry Lane) Dalradia Park No's 1-14 Meadowvale 4A Carland Road and Drumglass High School Dungannon

Description of Proposal: Renewal of planning permission M/2007/1630/F - Erection of a housing development (Reduced Scheme)

Applicant: Geda Construction
Address: 36 Moor road
Coalistand
Dungannon
BT71 4QB

Agent:
Address:

Drawing Ref: 01A, 03A, 05A, 07A, 09, 10, 11, 12, 13, 16, 18, 23, 24, 25, 26, 27, 29, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52 Rev1, 53 Rev4, 54, 55, 56, 58, 60, 61 Rev1, 62 Rev1

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

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.

Application No. M/2014/0318/F

LA08

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT
Planning Act (Northern Ireland) 2011: Section 179
Planning (General Development Procedure) Order (Northern Ireland) 2015: Article 11

Application No: LA09/2022/1763/LDP

Date of Application: 21 December 2022

Site of Proposed Development: Lands adjacent to Quarry Lane (Opposite No19 Quarry Lane) Dalradia Park No's 1-14 Meadowvale 4A Carland Road and Drumglass High School Dungannon

Description of Proposal: Construction of proposed residential development in accordance with and as approved under M/2014/0318/F comprising of 98no dwellings, (19 detached, 32 semi-detached and 21 terraced), 26 apartments in 7 blocks (3 blocks of 2 apartments, 2 blocks of 6 apartments and 2 blocks of 4 apartments) with associated access, site works, landscaping, car parking & garages.

Applicant: Mr Eugene McKenna
Address: 44 Frenchmans Lane
Castlecaulfield
Dungannon
BT70 3DF

Agent: Mr Neil McKinney
Address: 4 - 6 Linenhall St
Ballymoney
BT53 6DP

Drawing Ref: Supporting Information,

Mid Ulster District Council hereby

CERTIFIES

that on 21 December 2022 the (use/operation(s)) described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, would be lawful within the meaning of Section 170 of the Planning Act (Northern Ireland) 2011, for the following reason(s):

Item 1
The Council is content that all precommencement conditions have been complied with and works in the course of erection of some of the approved development appears to have been carried out before the time commencement period lapsed therefore the development may be completed as approved.

TENURE

The site for sale is freehold and is comprised within Land Registry Folios TY117206, TY79190 and TY77206 County Tyrone. The property is subject to a Right of Way, adjacent to Meadowvale, over Folio TY77206 shown shaded brown on the folio map. Upon completion of the estate roads in this vicinity, this right of way will be extinguished. A copy of the land transfer map is available in the data room.

SERVICES

The site benefits from available capacity in the local WwTW to serve the entire development. Foul, storm and watermain extensions are required to service the lands. Foul water connection was approved at planning stage and has since been protected by the issuing of a Certificate of Lawfulness (CLUD).

NI water have issued an offer in May 2025 for an A154 Storm sewer extension from the site entrance to the approved discharge point.

SOLICITOR

Niamh Laverty
21 Arthur Street
Belfast
BT1 4AG



T: 028 9024 3878
E: info@millsselig.com

DATA ROOM

All relevant planning, architectural, consultant reports and documentation relating to the lands for sale can be viewed in a Data Room.

The Data Room can be shared following registration of interest with Simon Brien or Maneely & Co Ltd.

TERMS OF SALE

Land offered for sale by Private Treaty

CRITERIA REQUIRED FROM INTERESTED PARTIES

- Name of purchaser.
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level.
- Timescale to complete the purchase post acceptance of offer.Completion shall be no later than 6 weeks following date of offer acceptance.
- Details of offer level and confirmation that a 10% non-refundable deposit will be paid upon exchange of contracts.
- Details of Solicitor who will represent the proposed purchaser.

PRICE

**Offers Over
£3,000,000
(Three Million Pounds Sterling)**

FOR FURTHER INFORMATION

The logo for SimonBrien, featuring the name in white serif font on a red rectangular background.

South Belfast Office
525 Lisburn Road
Belfast
BT9 7GQ

SIMON BRIEN FNAEA

Landline: 028 9066 8888
Email: simon.brien@simonbrien.com

THOMAS O'DOHERTY MRICS

Landline: 028 9066 8888
Email: thomas.odoherty@simonbrien.com

The logo for Maneely, featuring the name in white serif font on a teal rectangular background.

16 Market Square,
Dungannon,
Tyrone,
BT70 1AB

NIALL MANEELY FRICS

Landline: 028 8772 7799
Email: niall@maneely.com

EOIN MANEELY MRICS

Landline: 028 8772 7799
Email: eoin@maneely.com

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