

SITE FOR SALE

**SITE @ 120M S.E. OF
28 CASTLETOWN ROAD
DUNGANNON
CO. TYRONE
BT69 6ED**

TOM

HENRY & CO.

estate agents

working harder to make your move easier

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Dungannon,
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GENEROUS SEMI-RURAL SITE CIRCA. 1.8 ACRES WITH FULL PLANNING PERMISSION

THIS SUPERB SITE IS IDEALLY LOCATED IN A SEMI-RURAL YET COMMUTER CONVENIENT AREA, ONLY MINUTES BY CAR FROM THE A4 BYPASS AND DUNGANNON & AUGHNACLOY TOWNS.

THE SITE BENEFITS FROM PLANNING PERMISSION GRANTED (FOOTINGS IN PLACE) FOR A SUPERIOR 2 STOREY, 4 BEDROOM, 2 RECEPTION ROOM, DETACHED DWELLING (SEE COPY OF PLANS ATTACHED) AND A DETACHED GARAGE AND INCLUDES A PORTION OF GROUND WITH SIGNIFICANT FRONTAGE TO THE CASTLETOWN ROAD (SEE MAP ATTACHED FOR I.D. PURPOSES) THAT MAY HAVE SOME BUSINESS POTENTIAL S.T.P.P.

“A UNIQUE OPPORTUNITY FOR THE DISCERNING SELF-BUILDER OR DEVELOPER ALIKE”



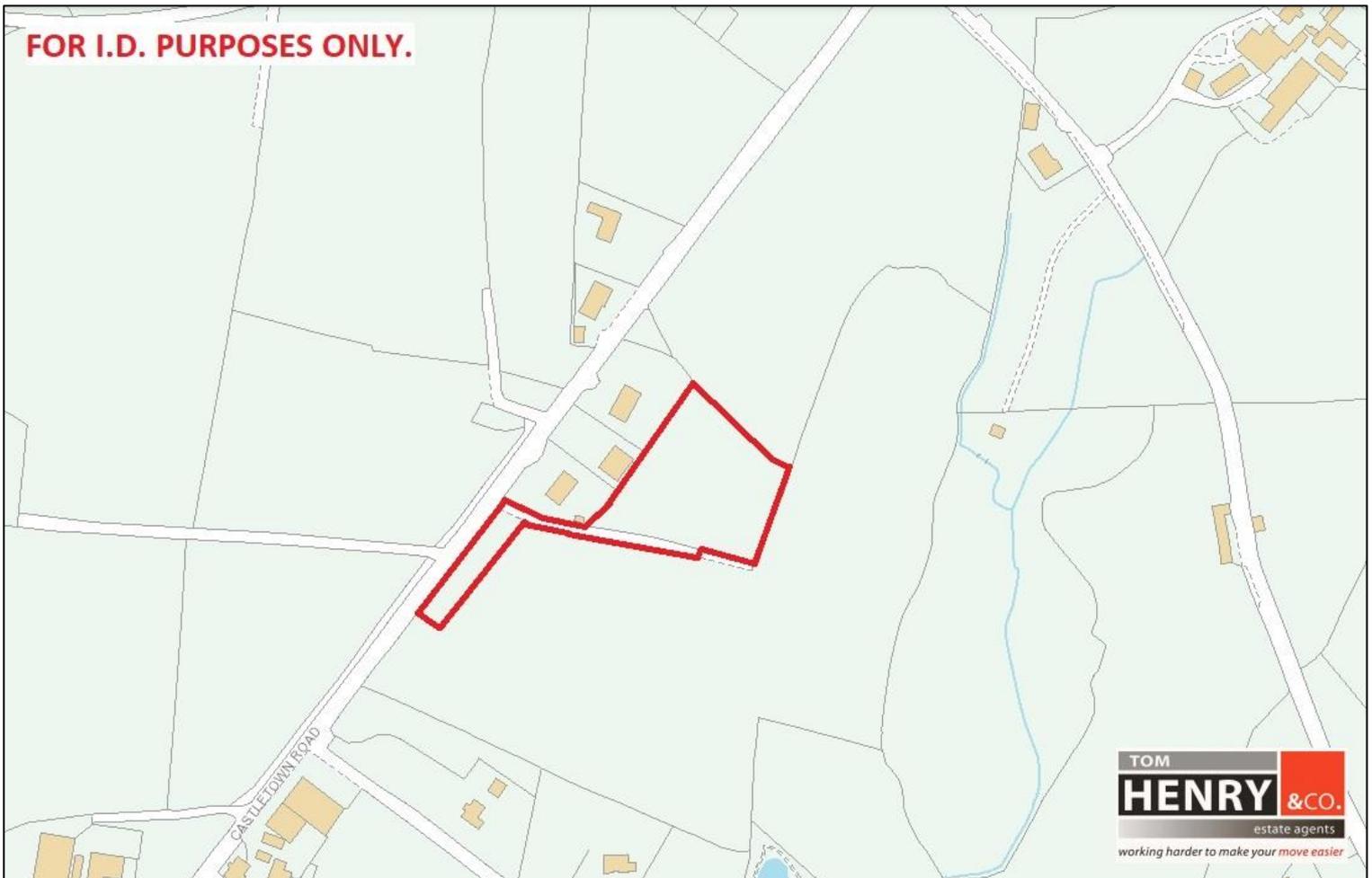
GUIDE PRICE: £84,950

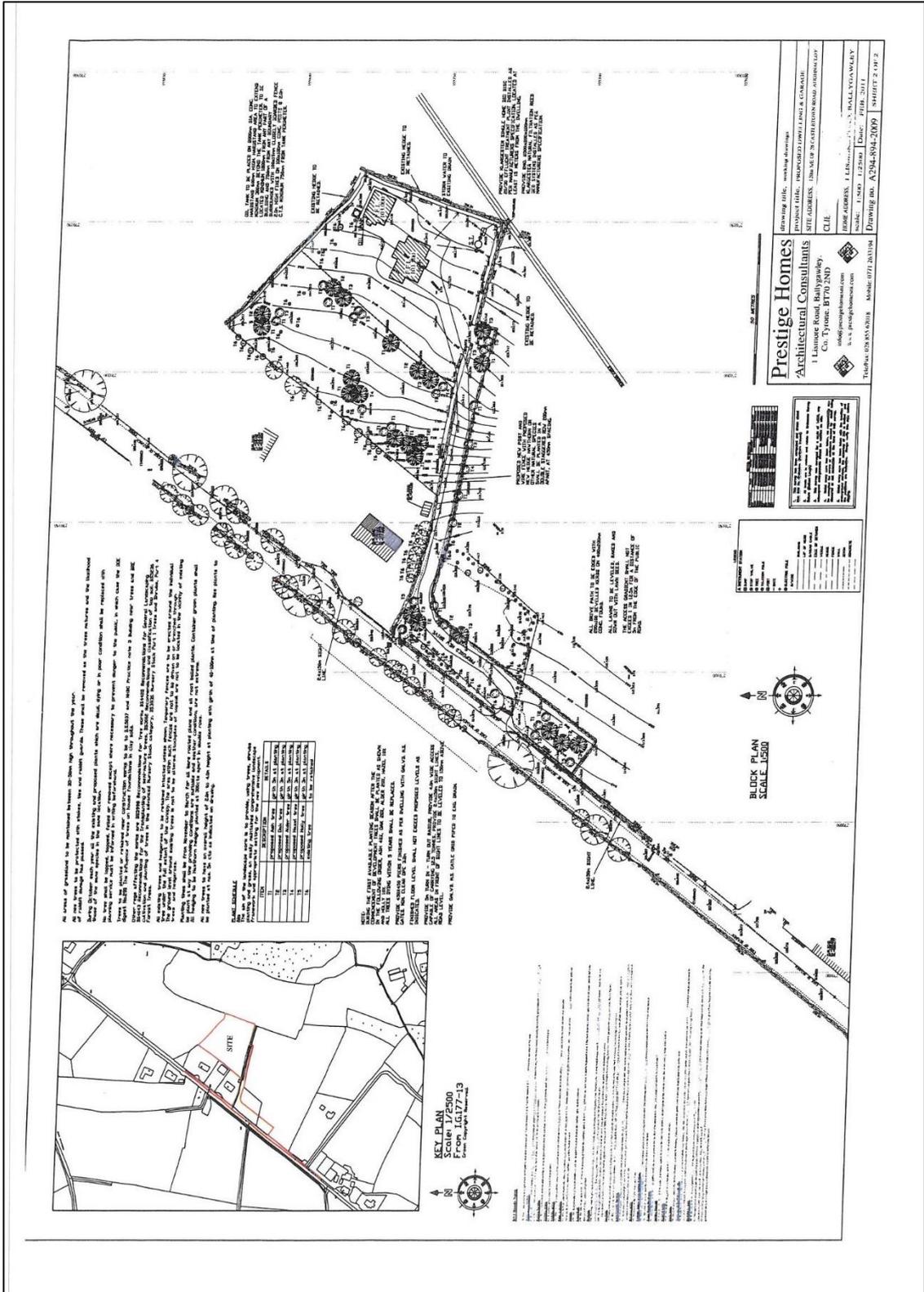
SITE FEATURES, MAP & PROPOSED PLANS OVERLEAF...

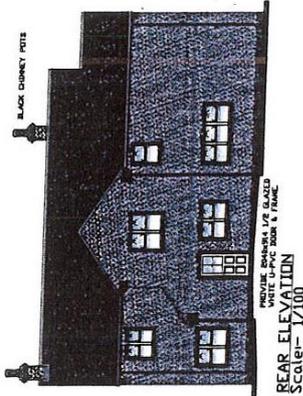
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SITE FEATURES...

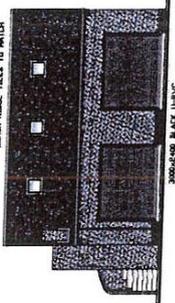
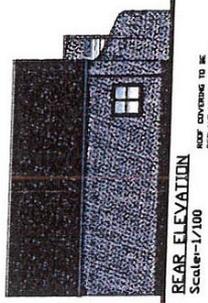
- A SEMI-RURAL YET COMMUTER CONVENIENT BUILDING SITE.
- EXTENDING TO CIRCA. 1.8 ACRES.
- INCLUDES PORTION OF GROUND WITH ROAD FRONTAGE (MAY HAVE BUSINESS POTENTIAL).
- FULL PLANNING PERMISSION PASSED (M/2006/1668/F).
- FOOTINGS IN PLACE.
- PLANNING PASSED FOR A SUPERIOR DETACHED RESIDENCE WITH GARAGE.
- PROPOSED LAYOUT OF 4 BEDROOMS & 2 RECEPTION ROOMS.
- ONLY MINUTES BY CAR TO THE A4 BYPASS FOR COMMUTING.
- AUGHNACLOY APPROX. 3.5 MILES / DUNGANNON APPROX. 9.5 MILES.
- A FANTASTIC OPPORTUNITY FOR THE DISCERNING SELF-BUILDER OR DEVELOPER.



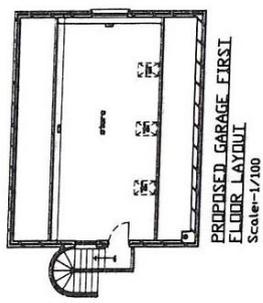
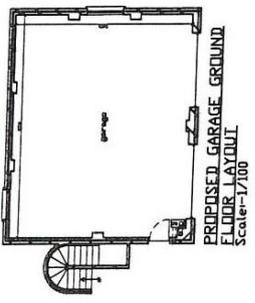
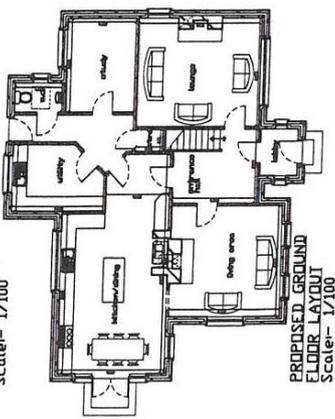
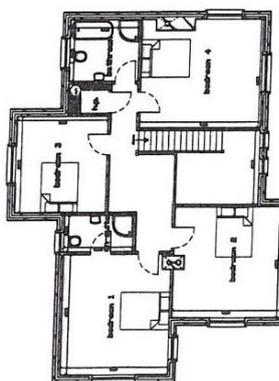




EXTERIOR FINISH TO BE FINISH
AS SPECIFIED IN THE
SCHEDULE OF FINISHES
MATCHING TILES TO MATCH
WITH RESISTANCE
PROVIDE EXTERIOR RED UPVC
POINT LINDOLE SYSTEM
MATCHING TILES TO MATCH
ALL WINDOWS TO BE WHITE UPVC DOUBLE GLAZED



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Drawing title: working drawings
Project title: PROPOSED DWELLING & GARAGE
Site address: 1306/50 OF 28 CASTLEFOWN ROAD, AUGHINACLOY
Client:
Home address: 11 LISNACE ROAD, BALLYCRAWLEY
Scale: 1:100 Date: FEB. 2011

GENERAL

REVISIONS	DATE
CLIENT	24-01-11

Drawing no. A294-894-2009 SHEET 1 OF 2

MAPS FOR I.D. PURPOSES ONLY.

N.B.

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS PLEASE CONTACT THE SOLE AGENT.