

**CASTLEVIEW MANOR  
FRENCHMANS LANE  
CASTLECAULFIELD  
DUNGANNON  
CO. TYRONE  
BT70 3DW**



*working harder to make your **move easier***

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## **DEVELOPMENT OPPORTUNITY FOR SALE**

### **3 NO. SITES WITHIN A POPULAR & PRESTIGIOUS RESIDENTIAL VILLAGE DEVELOPMENT AS ONE LOT**

TOM HENRY & COMPANY ARE PLEASED TO PRESENT TO THE MARKET THIS SUPERB OPPORTUNITY TO ACQUIRE 3 NO. REMAINING SITES WITHIN THIS POPULAR, PROVEN & PRESTIGIOUS RESIDENTIAL DEVELOPMENT ON THE EDGE OF HIGHLY SOUGHT-AFTER CASTLECAULFIELD VILLAGE. EXTENDING TO APPROX. 0.5 ACRES WITH FULL PLANNING PERMISSION (M/2007/0905/RM) FOR 3 NO. DETACHED RESIDENCES (**WILL REQUIRE CHANGE OF HOUSE TYPE**) WITH DETACHED GARAGES, THE SITE IS SITUATED WITHIN A PRESTIGIOUS & ESTABLISHED RESIDENTIAL DEVELOPMENT, BOASTING FANTASTIC VIEWS TO ITS EAST AND IS LOCATED WITHIN STROLLING DISTANCE OF ALL CASTLECAULFIELD VILLAGE AMENITIES AND BENEFITS FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR TRAVEL TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.

**AN OPPORTUNITY THAT IS SURE TO APPEAL TO EVEN THE MOST DISCERNING OF DEVELOPERS...**



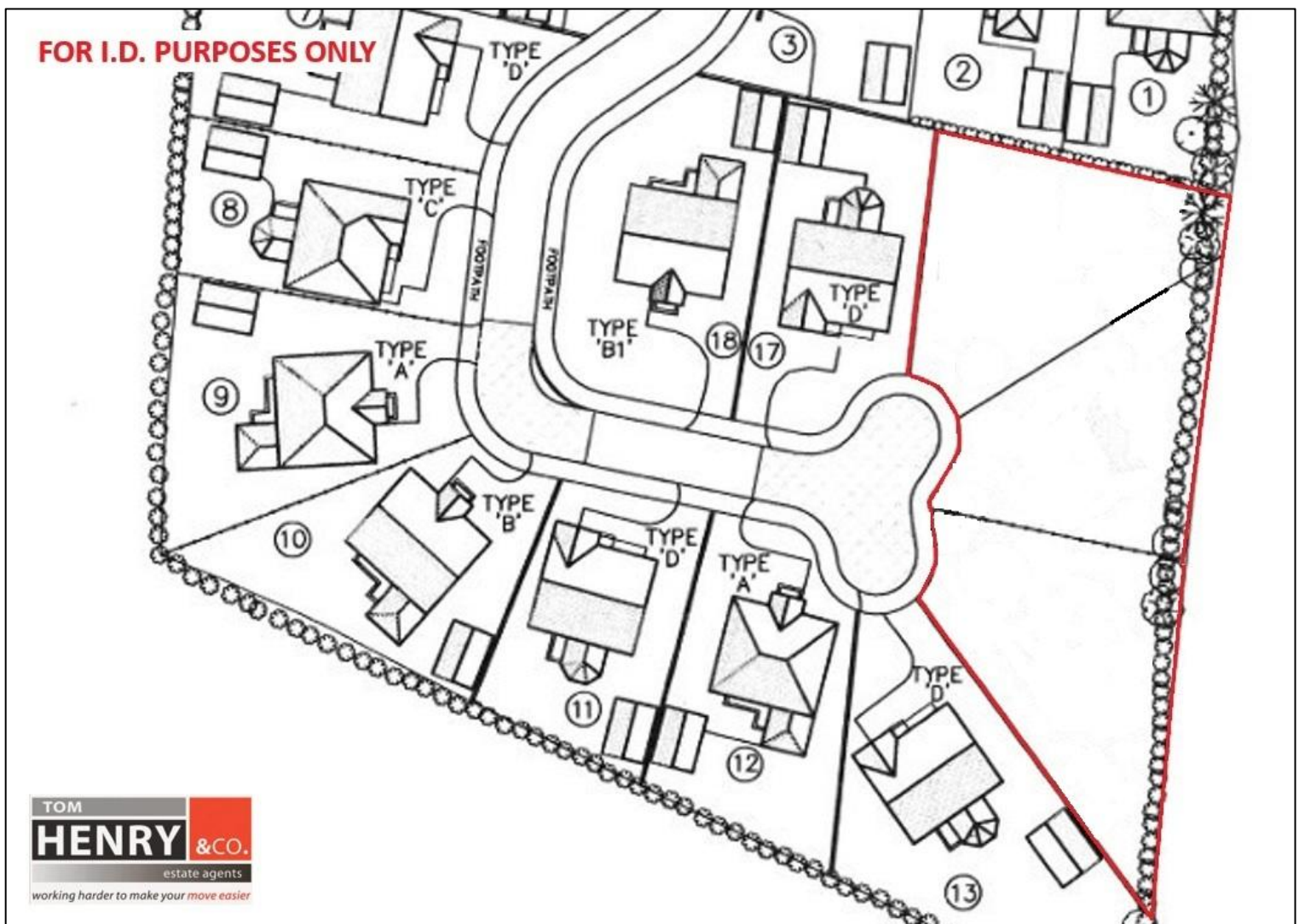
**OPEN TO OFFERS**

SITE FEATURES OVERLEAF...

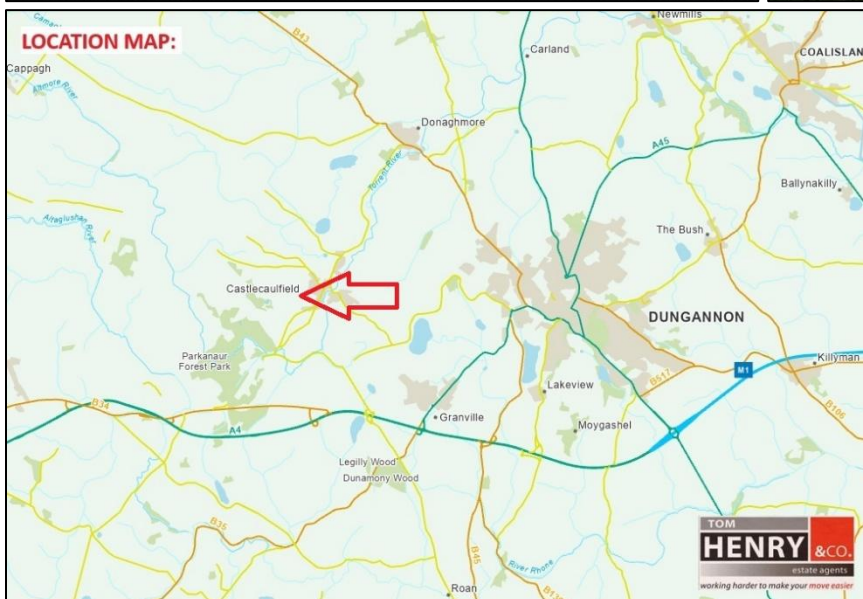
**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# SITE FEATURES:

- DEVELOPMENT OPPORTUNITY FOR SALE.
- 3 NO. REMAINING SITES WITHIN AN ESTABLISHED & POPULAR RESIDENTIAL DEVELOPMENT.
- APPROX. 0.5 ACRES.
- WITHIN STROLLING DISTANCE OF POPULAR CASTLECAULFIELD VILLAGE.
- ONLY MINUTES BY CAR TO DUNGANNON, COOKSTOWN, DONAGHMORE, ETC.
- GOOD ACCESS TO THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.
- BEAUTIFUL VIEWS TO EAST ASPECT.
- FULL PLANNING PERMISSION PASSED (M/2007/0905/RM).
- WILL REQUIRE CHANGE OF HOUSE TYPES.
- SERVICES IN PLACE.
- ROAD & SEWER BONDS IN PLACE.
- ORIGINAL DEVELOPER LIABLE FOR FINISHING OF ROADS WHEN CONSTRUCTION COMPLETED.







**Thinking of selling or renting your home?**



**Want to know what your property is worth?**

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

**SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE**

**www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992**

#### **N.B.**

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

#### **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 & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**