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26 Church Street,
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LANDMARK BUILDING WITH ADJOINING DEVELOPMENT SITE

TOM HENRY & COMPANY LIMITED ARE PLEASED TO BRING TO THE MARKET THIS LANDMARK COMMERCIAL BUILDING EXTENDING TO APPROX. 860 SQ M / 9250 SQ FT WITH RECEPTION AREA, SHOWROOMS, STORE ROOMS, STAFF FACILITIES, GOODS INWARDS & DISPATCH AREA PLUS OPTIONAL ADJOINING DEVELOPMENT SITE WITH O.P.P. PASSED FOR NO. 4 TOWNHOUSE STYLE PROPERTIES (LA09/2022/1573/O).

HIGH PROFILE TOWN SITUATION WITH SIGNIFICANT PASSING TRADE. SUCCESSFUL BUSINESS CURRENTLY TRADING FROM PREMISES & SUITABLE FOR A WIDE VARIETY OF USES SUBJECT TO REQUIRED CONSENTS.



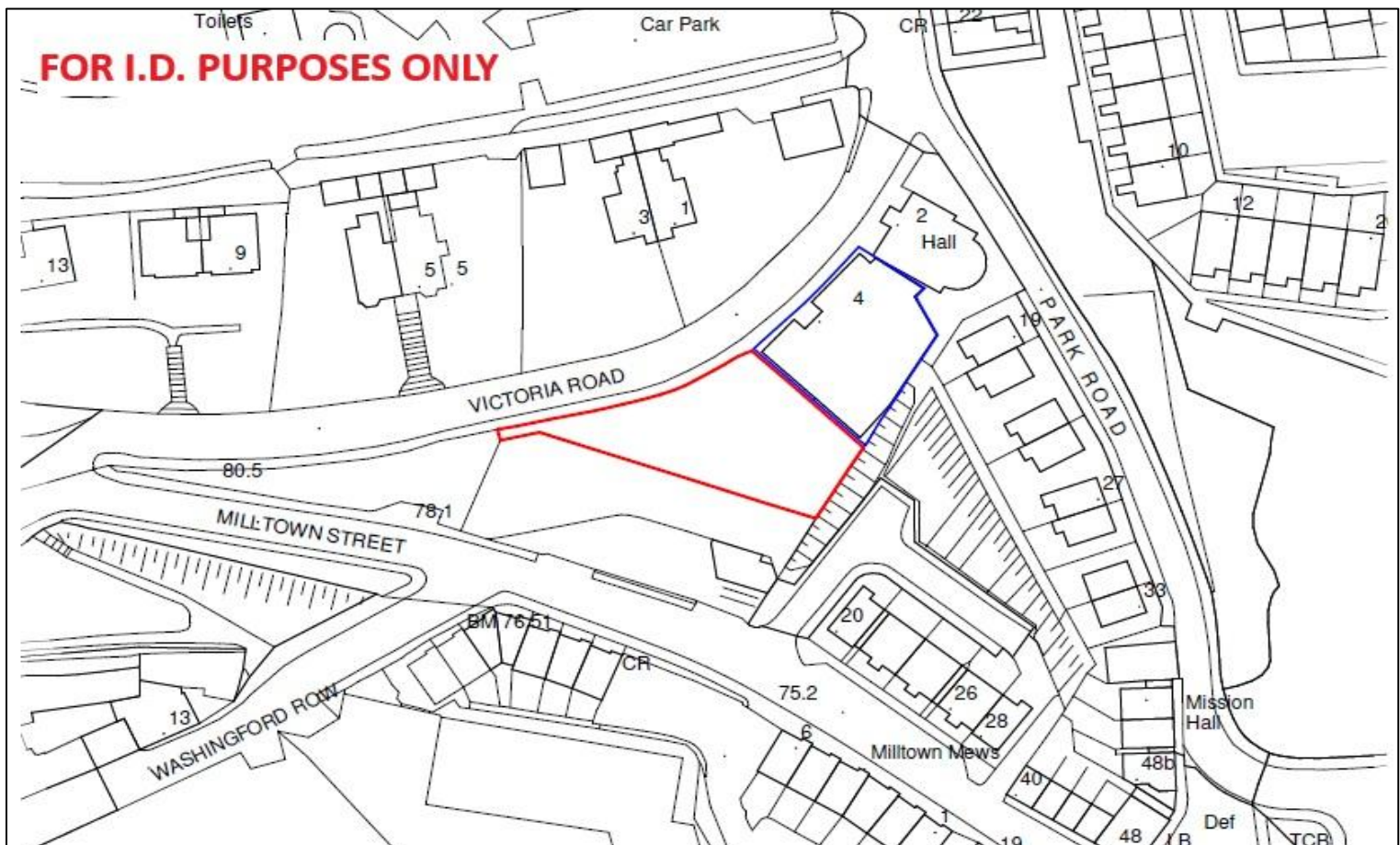
PRICE ON APPLICATION

PHOTOGRAPHS, FLOORPLANS & PLANNING LEGISLATION OVERLEAF...

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PROPERTY FEATURES:

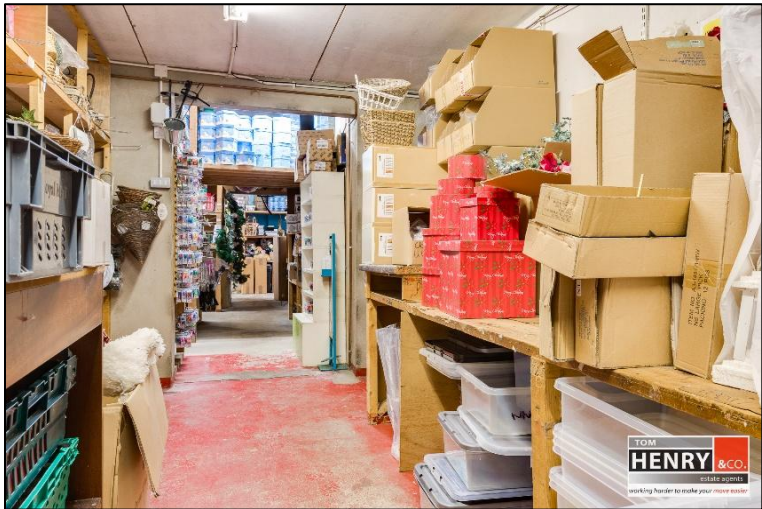
- LANDMARK COMMERCIAL BUILDING WITH OR WITHOUT ADJOINING DEVELOPMENT SITE.
- PRIME SITUATION WITHIN WALKING DISTANCE OF DUNGANNON TOWN CENTRE & MAJOR CARPARKS.
- SIGNIFICANT PASSING TRADE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK / M1 INTERSECTION.
- SUCCESSFUL BUSINESS CURRENTLY TRADING.
- RECEPTION AREA, SHOWROOMS, STORE ROOMS, STAFF FACILITIES, GOODS INWARDS & DISPATCH.
- SUITABLE FOR A WIDE VARIETY OF USES; SUBJECT TO REQUIRED CONSENTS.
- GROUND FLOOR AREA: CIRCA. 510 SQ M.
- BASEMENT AREA: CIRCA. 190 SQ M.
- ROOF SPACE: CIRCA. 160 SQ M.
- OUTLINE PLANNING PERMISSION PASSED FOR NO. 4 TOWNHOUSE STYLE PROPERTIES ON ADJOINING PLOT (LA09/2022/1573).
- A UNIQUE OPPORTUNITY TO ACQUIRE A LARGE, PROMINENT COMMERCIAL UNIT IN A PRIME LOCATION WITH FURTHER POTENTIAL.

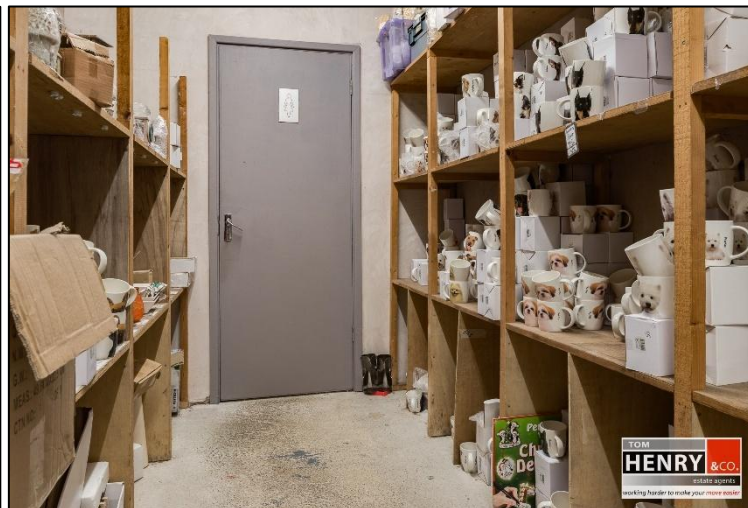


PHOTOGRAPHS:

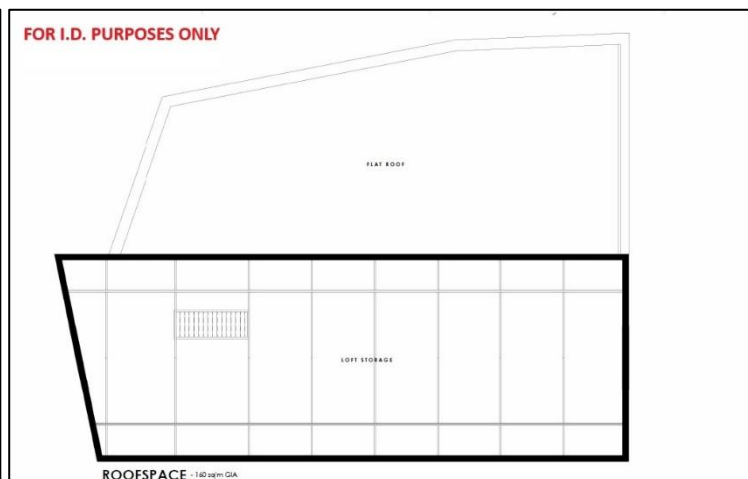
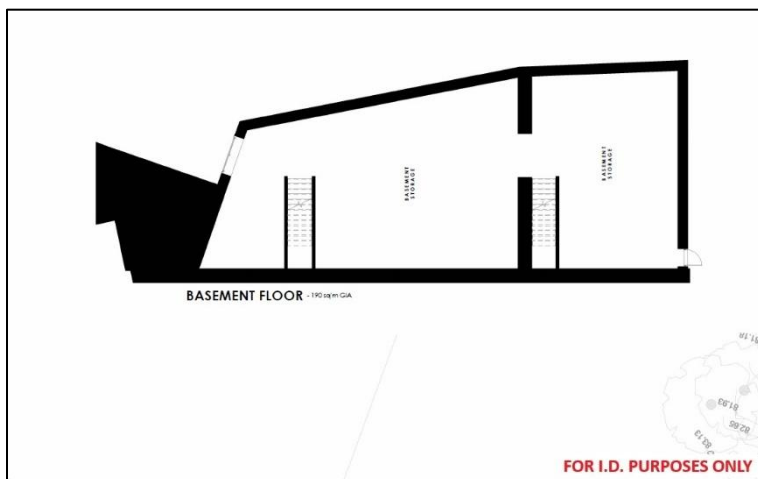
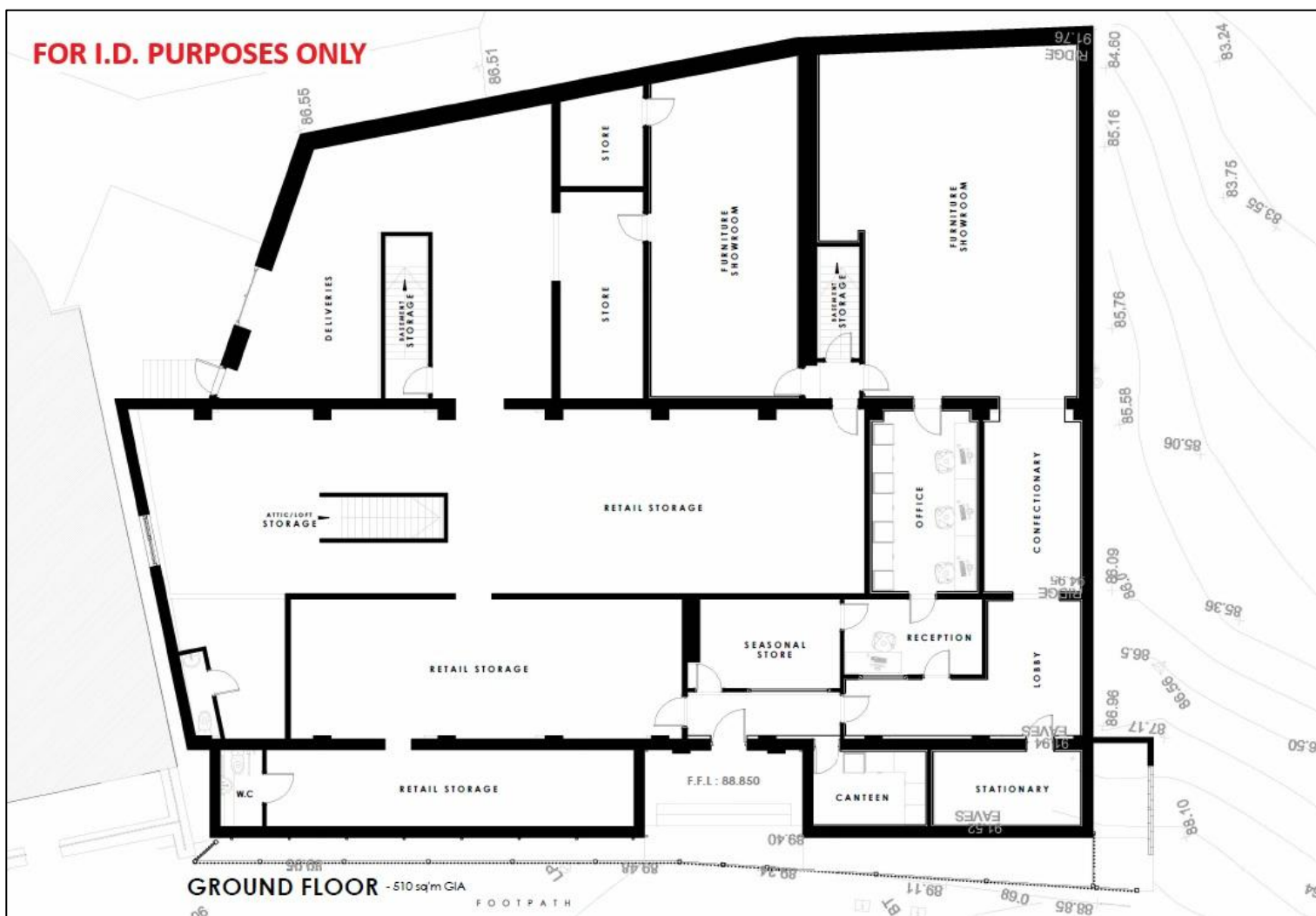








FLOORPLANS FOR I.D. PURPOSES:



PLANNING LEGISLATION:



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2022/1573/O

Date of Application: 7 November 2022

Site of Proposed Development: Lands Directly Adjacent To 4 Victoria Road Dungannon

Description of Proposal: Site for 4no. terrace style houses with indicative positions for carparking, drainage and private amenity garden space.

Applicant:
Address:

Agent: Mr Philip Caddoo
Address: 44 Rehaghey Road
Aughnacloy
BT69 6EU

Approved Plan(s): 01 Rev 1, 03 Rev 1,

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE 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:

Condition 1

As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted shall be begun by whichever is later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason. Time Limit.

Condition 2

Approval of the details of the design and external appearance of the buildings, access and the landscaping of the site (hereinafter called ""the reserved matters""), shall be obtained from the Council, in writing, before any development is

commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

Condition 3

The layout shall be in general conformity with the stamped approved concept plan Drawing 03 Rev 1 date received 20th FEB 2023 and shall be designed in accordance with Policy QD1 of Planning Policy Statement 7 "Quality Residential Environments" and the associated supplementary guidance "Creating Places".

Reason: To ensure the provision of a quality residential development.

Condition 4

The development hereby permitted shall not commence until such time as the applicant has provided adequate evidence to the Council that NI Water will allow connection to the public sewer and this condition has been discharged and received written confirmation that the Council has agreed discharge of this condition.

Reason: In the interests of public health.

Condition 5

Prior to commencement of any development hereby approved, the vehicular access including visibility splays of 2.4m x 45m in both directions and 45m forward sight distance shall be provided in accordance with a 1/500 scale site plan as submitted and approved at Reserved Matters stage. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above adjoining road and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Condition 6

During the first available planting season following the occupation of the dwellings hereby approved, a landscaping scheme, as agreed with the Council at Reserved Matters stage shall be implemented as agreed. The scheme shall include details of those hedgerows to be retained and measures for their protection during the course of development. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. Any tree, shrub or other plant identified in the landscaping scheme dying with 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

Reason: In the interests of visual amenity, to protect the rural character of the countryside and ensure the development satisfactorily integrates into the countryside.

Informatives

The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at www.midulstercouncil.org. The

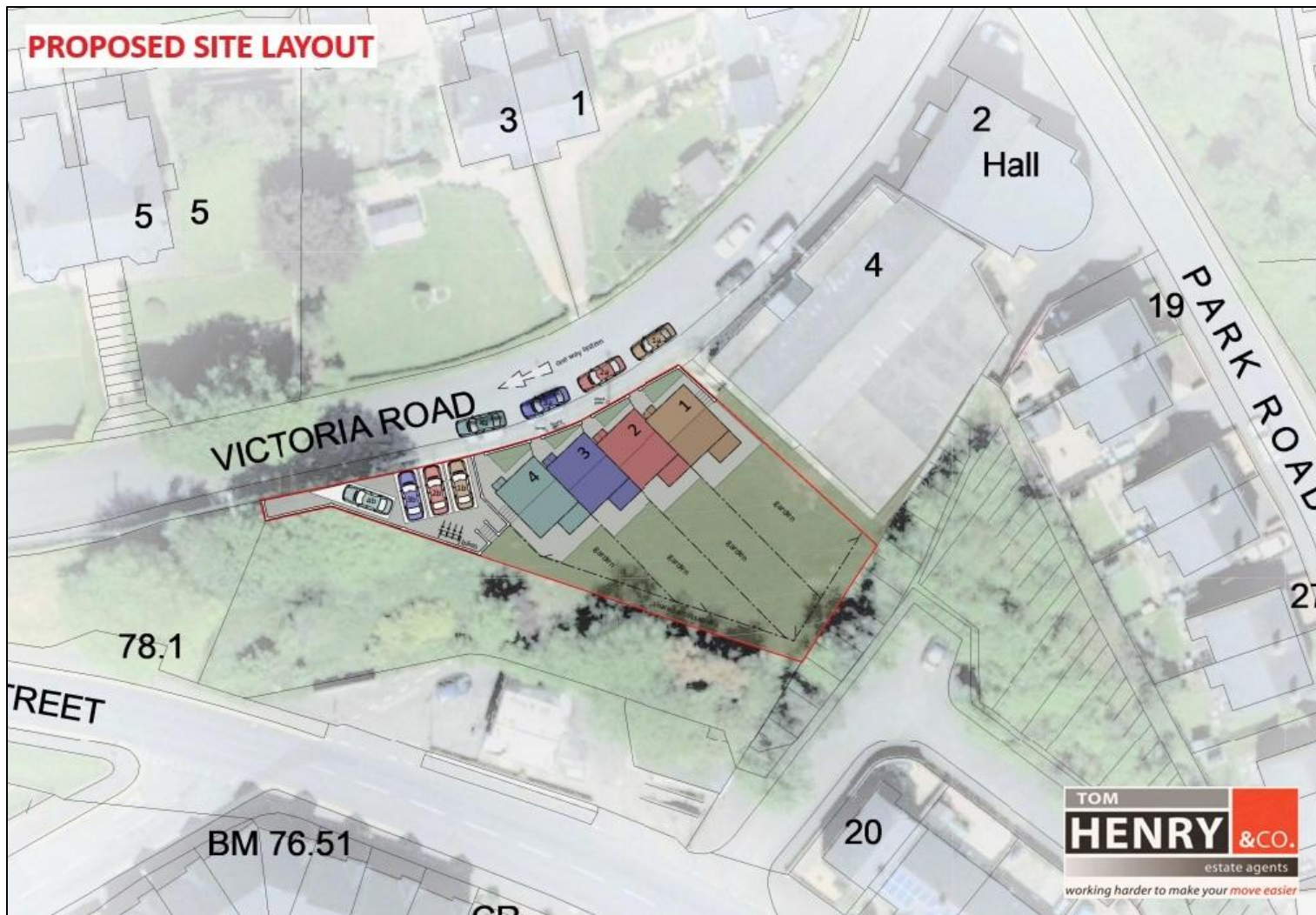
applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

Dated: 31st July 2023

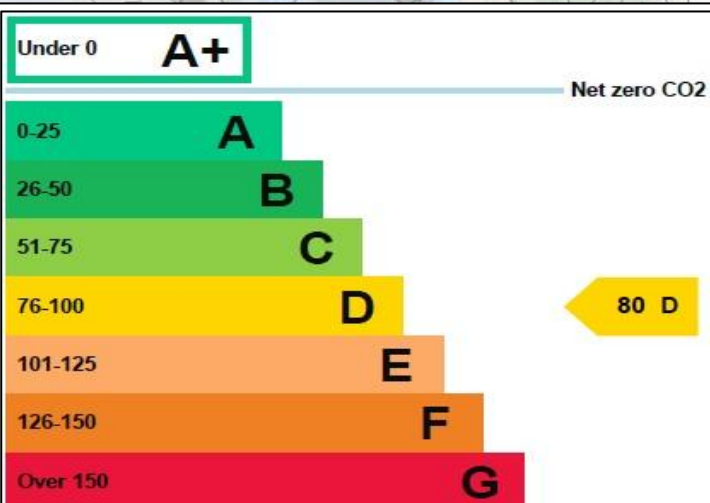
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Mid Ulster Planning Service Director

PROPOSED SITE LAYOUT



PROPOSED ELEVATIONS



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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 & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.