

**PORTION OF GROUND  
ARDKEEN CLOSE  
KILLYMEAL ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6TP**



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

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

T: (028) 8772 6992  
F: (028) 8772 6460  
E: [tom@tomhenryandco.com](mailto:tom@tomhenryandco.com)

## **POTENTIAL DEVELOPMENT OPPORTUNITY S.T.P.P.**

### **POTENTIAL BUILDING SITE WITHIN A POPULAR & PRESTIGIOUS RESIDENTIAL DEVELOPMENT.**

TOM HENRY & COMPANY ARE PLEASED TO PRESENT TO THE MARKET THIS SUPERB OPPORTUNITY TO ACQUIRE A POTENTIAL BUILDING SITE (**PLANNING PERMISSION LAPSED**) WITHIN THIS EVER POPULAR, ESTABLISHED & PRESTIGIOUS RESIDENTIAL DEVELOPMENT ON THE HIGHLY SOUGHT-AFTER KILLYMEAL ROAD.

EXTENDING TO APPROX. 0.25 ACRES THIS PORTION OF GROUND IS LOCATED WITHIN WALKING DISTANCE OF DUNGANNON TOWN AMENITIES INCLUDING RENOWNED SCHOOLS, LEISURE FACILITIES & PLACES OF EMPLOYMENT & ALSO BENEFITS FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR TRAVEL TO FURTHER AFIELD.

**“A ONCE IN A LIFETIME OPPORTUNITY”**

**\*NOT SUITABLE FOR LENDING – OFFERS WITH PROOF OF FUNDS ONLY\***



**OPEN TO OFFERS**

FEATURES & MAP FOR I.D. PURPOSES OVERLEAF...

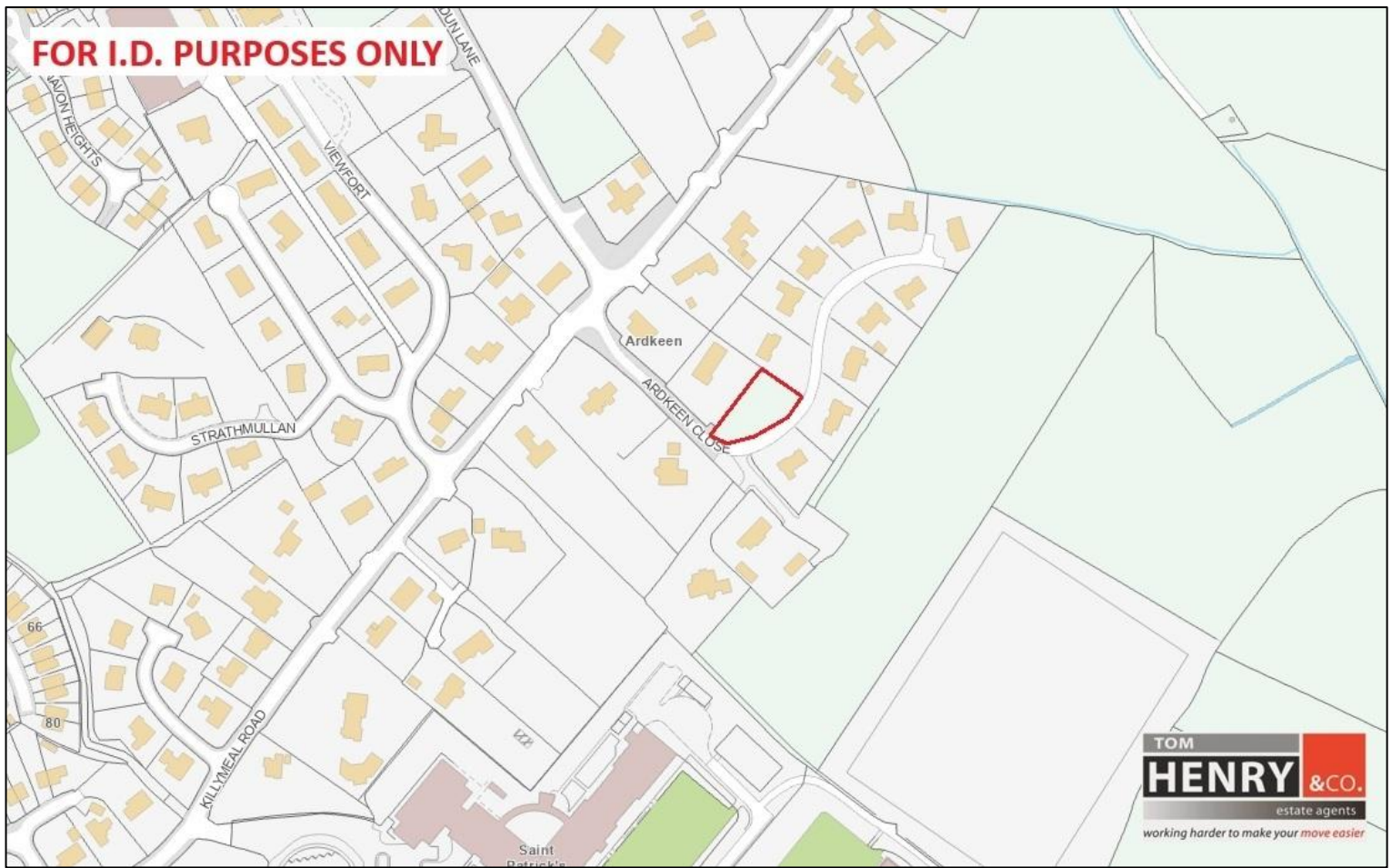
**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

## FEATURES:

- POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE.
- PORTION OF GROUND WITH LAPSED PLANNING PERMISSION.
- APPROX. 0.25 ACRES.
- POPULAR ESTABLISHED RESIDENTIAL DEVELOPMENT.
- JUST OFF THE MOST SOUGHT-AFTER KILLYMEAL ROAD.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, FANTASTIC EATERIES, MAJOR EMPLOYERS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- A RARE OPPORTUNITY TO ACQUIRE A PORTION OF GROUND IN THIS LOCATION.



**FOR I.D. PURPOSES ONLY**



**MAP FOR I.D. PURPOSES ONLY.**

**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 PLEASE CONTACT THE SOLE AGENT.**