



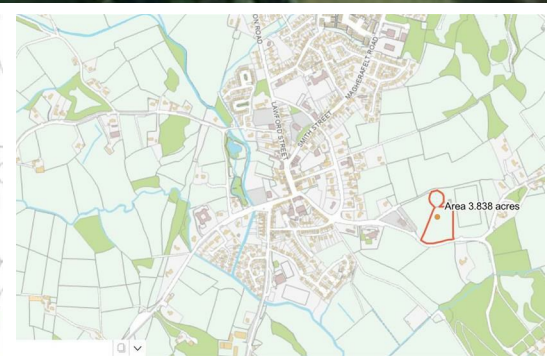
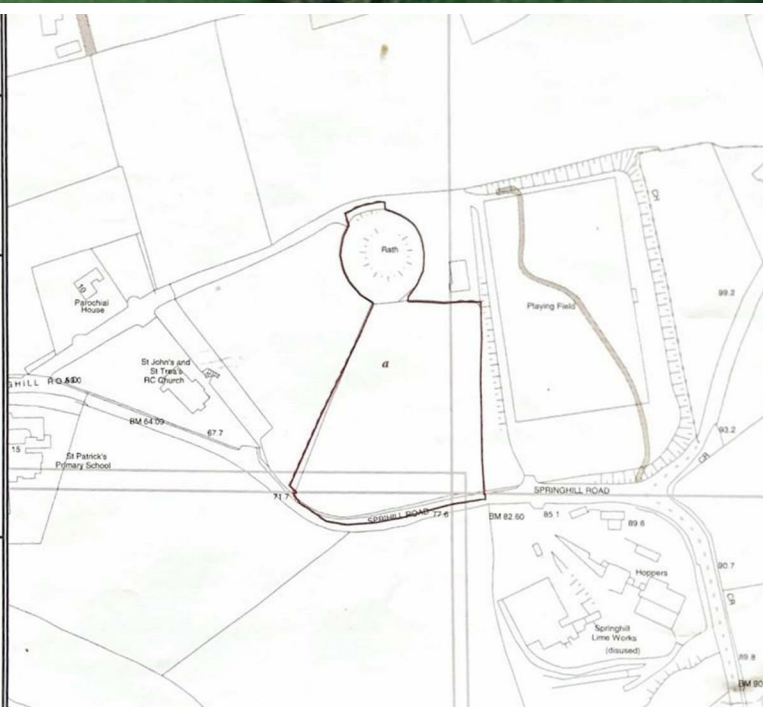
Land & Property Services
THE LAND REGISTRY

Date: 13 May 2013
County: Londonderry
Folio: 16995
Scale: 1:2500
Our Ref: 2013/227312
Your Ref: kr.hutchinson
Map Ref(s): 10905SE, 10906SW, 10909NE, 10910NW

Sheet 1 of 1

Key to folio labels:
a - 16995

This map is for general guidance only. It is not a legal document. The information shown on this map is based on the information provided to the Land Registry. The Land Registry does not guarantee the accuracy of the information shown on this map. The information shown on this map is for general guidance only. It is not a legal document. The information shown on this map is based on the information provided to the Land Registry. The Land Registry does not guarantee the accuracy of the information shown on this map. The information shown on this map is for general guidance only. It is not a legal document. The information shown on this map is based on the information provided to the Land Registry. The Land Registry does not guarantee the accuracy of the information shown on this map.



**0 Bed
Land
located in Moneymore**

**CONNOR
HARTE**

ESTATE AGENT + CHARTERED SURVEYOR

Lands at Springhill Road
Moneymore
Magherafelt
BT45 7NG



£80,000

Land for sale at Springhill Road, Moneymore. Approximately 3.8 acres which is currently laid out in grass with road frontage.

LOCATION: Located on the Springhill Road, Moneymore beside Playing field.

PLANNING: There are currently no planning approvals or applications for building sites on these lands.

WATER: Water troughs were visible on land.

SINGLE FARM PAYMENT: There are no SFP entitlements available with the sale.

LAND REGISTRY: The lands in sale are comprised within folio 16995.

RATH: Mentioned on Land & Property Services Map. "In Ireland, a "rath" refers to a type of ancient circular enclosure, often found as ringforts, which were primarily used as dwellings and strongholds. These structures, typically made of earthen banks and ditches, are common archaeological features in the Irish landscape and date back to the Iron Age and early Christian period."

"The archaeological site (rath) is legally designated as a scheduled monument under the Historic Monuments and Archaeological Objects (NI) Order 1995 which supersedes Section 7 of the Historic Monuments Act (Northern Ireland) 1971 as listed. Scheduled monument is a term for the most important archaeological sites in our landscape, and such sites are worthy of heightened legal protection (i.e. scheduling) in the public interest. It was first scheduled on 8 January 1985.

Prior consent (known as Scheduled Monument Consent, or SMC for short) is required from Historic Environment Division (HED) of the Department for Communities for any intrusive works at scheduled monuments. Please note that the entirety of the scheduled area is protected under the legislation, and that scheduled areas often extend well beyond the upstanding visible remains of monuments.

In the absence of Scheduled Monument Consent it is unlawful to execute, cause or permit any of the following work, that is to say – Any works resulting in the demolition, destruction, or disturbance of, or any damage to, a scheduled monument. Any works for the purpose of removing or repairing a scheduled monument of any part of it or making any alterations or additions thereto; and Any flooding or tipping operations on land in, on or under which there is a scheduled monument. Follow Us on Facebook & Instagram for all the latest property listings.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

DIRECTIONS

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