



**0 Bed
Land - Building Plot
located in Killeenan**

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

Approx 60m SE New Line
Road
Killeenan
Cookstown
BT80 9JQ



Offers Around £50,000

Excellent opportunity to acquire a c.050 acre building site with full planning permission for a substantial detached family home and domestic garage, set within a pleasant rural setting.

The approved plans provide for a spacious and well-designed four-bedroom detached dwelling with excellent layout ideal for modern family living.

The proposed accommodation includes multiple reception area, an open-plan kitchen/dining space, utility room, and a master bedroom with en-suite.

The site is well positioned with access via a shared lane and benefits from a defined boundary and countryside setting. The site is ideal for those seeking a self-build opportunity while still being conveniently located to nearby towns and local amenities.

Contact us today to secure this prime building site and embark on a journey to build the home you've always dreamed of.

Thinking of Selling?

FREE VALUATION!

If you are considering the sale of your own property we are delighted to offer a FREE sales valuation, without obligation of sale. Get in contact today and we will be happy to help & advise you!

028 8676 3265

PROPERTIES REQUIRED ACROSS ALL AREA

MISREPRESENTATION CLAUSE

Connor Harte Ltd 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 them selves 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 All dimensions are taken to the nearest 5 inches. 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. The heating system and electrical appliances have not been tested and we cannot offer any guarantees on their condition.

Mid Ulster District Council
Drawing Number: 04

Planning Office Received
09 OCT 2018
File No. LA09/2018/1340

LA09/2018/1340

GROUND FLOOR PLAN (1:100)

FIRST FLOOR PLAN (1:100)

Planning Act (No 2015) GRANTED For the reasons set out in LA09/2018/1340 Decision Form No. 9 Date: 05 FEB 2019	Mid Ulster District Council Mr. Alan O'Connell 15 Newry Road Newry, Co. Down BT41 9AA Tel: 028 3032 2222 Email: alan.oconnell@midulster.gov.uk Alan O'Connell 05 FEB 2019	CHANGE OF HOUSE TYPE AND RE-STRUC OF FARM DWELLING AND DOMESTIC GARAGE APPROVED UNDER LAND DEVELOPMENT ACT 2015 SHEET 3 GROUND FLOOR PLAN
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Mid Ulster District Council
Drawing Number: 06

Planning Office Received
09 OCT 2018
File No. LA09/2018/1340

LA09/2018/1340

ROOF TILES TO MATCH PROPOSED DWELLING

RENDER FINISHES TO MATCH PROPOSED DWELLING

SIDE ELEVATION (1:100)

REAR ELEVATION (1:100)

FRONT ELEVATION (1:100)

SECTION A-A (1:100)

GROUND FLOOR PLAN (1:100)

Planning Act (No 2015) GRANTED For the reasons set out in LA09/2018/1340 Decision Form No. 9 Date: 05 FEB 2019	Mid Ulster District Council Mr. Alan O'Connell 15 Newry Road Newry, Co. Down BT41 9AA Tel: 028 3032 2222 Email: alan.oconnell@midulster.gov.uk Alan O'Connell 05 FEB 2019	CHANGE OF HOUSE TYPE AND RE-STRUC OF FARM DWELLING AND DOMESTIC GARAGE APPROVED UNDER LAND DEVELOPMENT ACT 2015 SHEET 4 GROUND FLOOR PLAN & ELEVATIONS
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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

CONTACT

7 to 9 Molesworth Street
Cookstown
Tyrone
BT80 8NX

E: connor@connorharte.com

T: 02886763265

connorharte.com

