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COLERAINE

10 Maddybenny Park & site of former dwelling at 12 Maddybenny

BT52 2PT

Offers Over £125,000

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Armstrong Gordon are delighted to offer a Unique Opportunity in a Prime North Coast Location, nestled in the heart of Northern Ireland's stunning North Coast, just off the iconic North West 200 circuit between Portrush and Coleraine, this exceptional offering includes:

10 Maddybenny Park – A wooden cottage set on a generous plot, which could be renovated into a liveable home or indeed you could apply for planning for a replacement dwelling.

A neighbouring site at 0.33 acres comprising a former dwelling with redevelopment potential (subject to consents), a spacious rear field and a static caravan — perfect for flexible use, additional accommodation or future development.

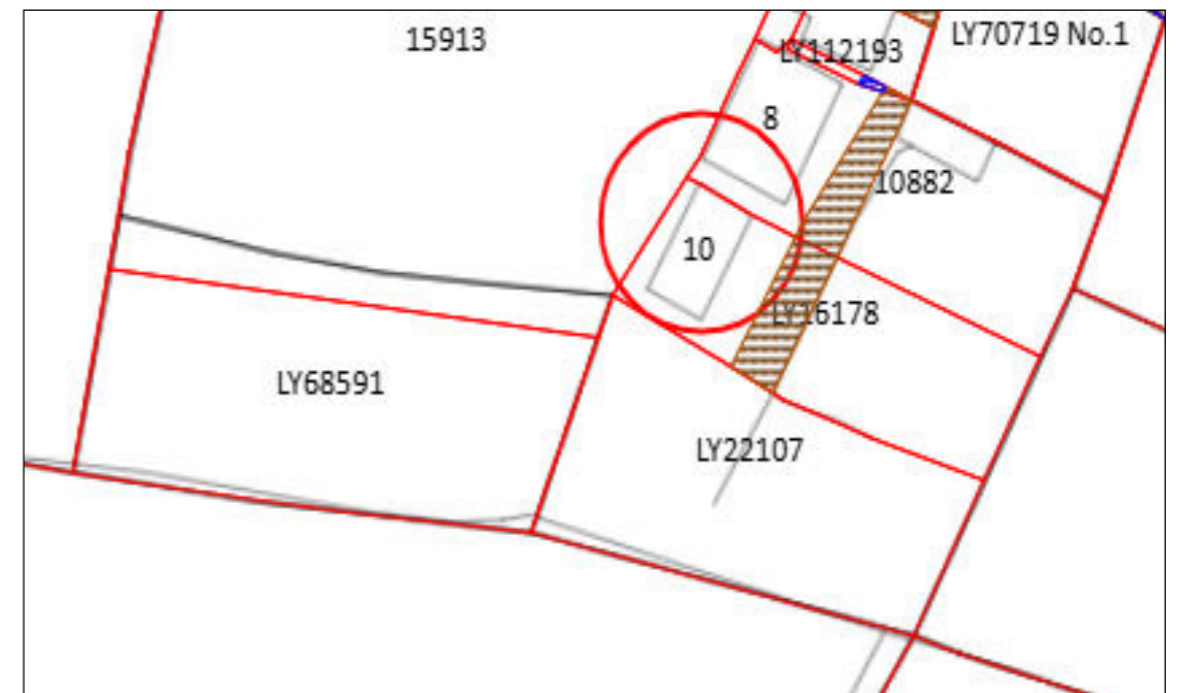
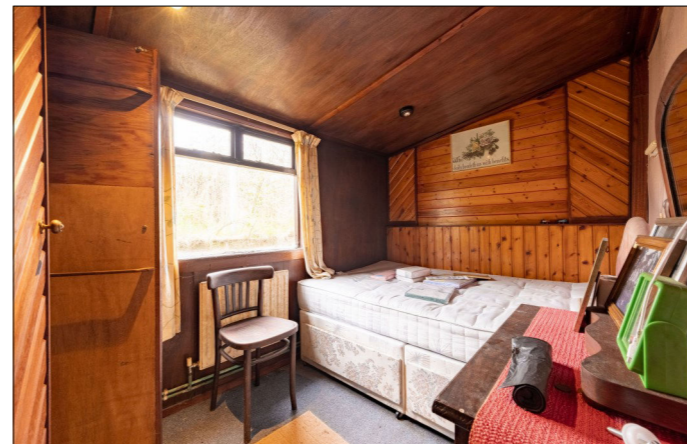
Leaving Portrush on the Atlantic Road heading towards Coleraine, Maddybenny Park will be your last right before Islandtasserty Road. Proceed up the road, turn left at the top and No 10 Will be the left hand semi detached house.

ACCOMMODATION COMPRISES:

Hand crafted three bedroom wooden cottage. Abandoned static caravan in field LY68591. Viewings available by appointment.

SPECIAL FEATURES:

- ** Property Includes Three Bed Wooden Cottage (10 Maddybenny Park)
- ** Included In Sale Is Land At 12 Maddybenny Park Which Previously Had A Dwelling On It
- ** Erection Of Replacement Bungalow On 12 Maddybenny Park Previously Passed Under C/1997/0589
- ** Includes To Rear Of 12 Maddybenny Park Is Afield With An Old Static Caravan Which Has Been Abandoned In Period Excess Of 30 Years
- ** Services Running To Both Sites/Properties
- ** Open Countryside Views





Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 20 Mar 2026
County: Londonderry
Folio: LY16178
Scale: 1:2500
Our Ref: 2026/269209
Your Ref:
Map Ref(s): 01301NW,01301NE,01301SW,
01301SE
Sheet 1 of 1

Key to folio labels:
a - LY16178

This map is for location purposes only (Rule 14(1) of the Land Registration Rule (Northern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amendment Rules, 2000). Folio boundaries are not guaranteed (Section 84 of the Land Registration Act (Northern Ireland) 1970). The co-existence of Land Registry markings and OSN features may have been affected by revisions of the OSN map subsequent to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS Irish Grid Plan available for the area.

N.B. Folio boundaries are not conclusive (unless as described on the folio). See 5(4) of the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original Instrument or Document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

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