



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

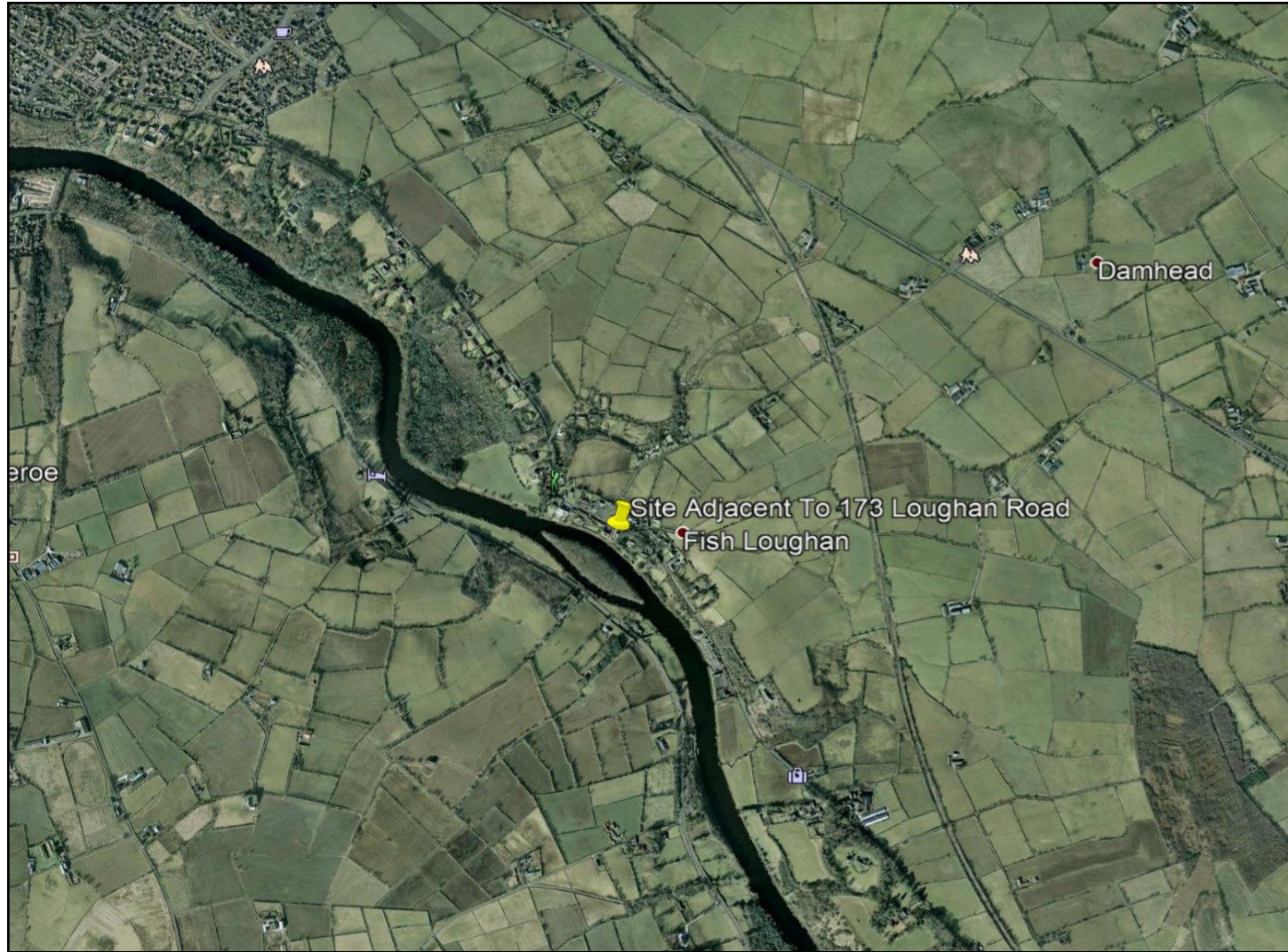
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64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

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COLERAINE

Site 25m South-East of 'River Cottage'
173 Loughan Road
BT52 1UD
Offers Over £145,000



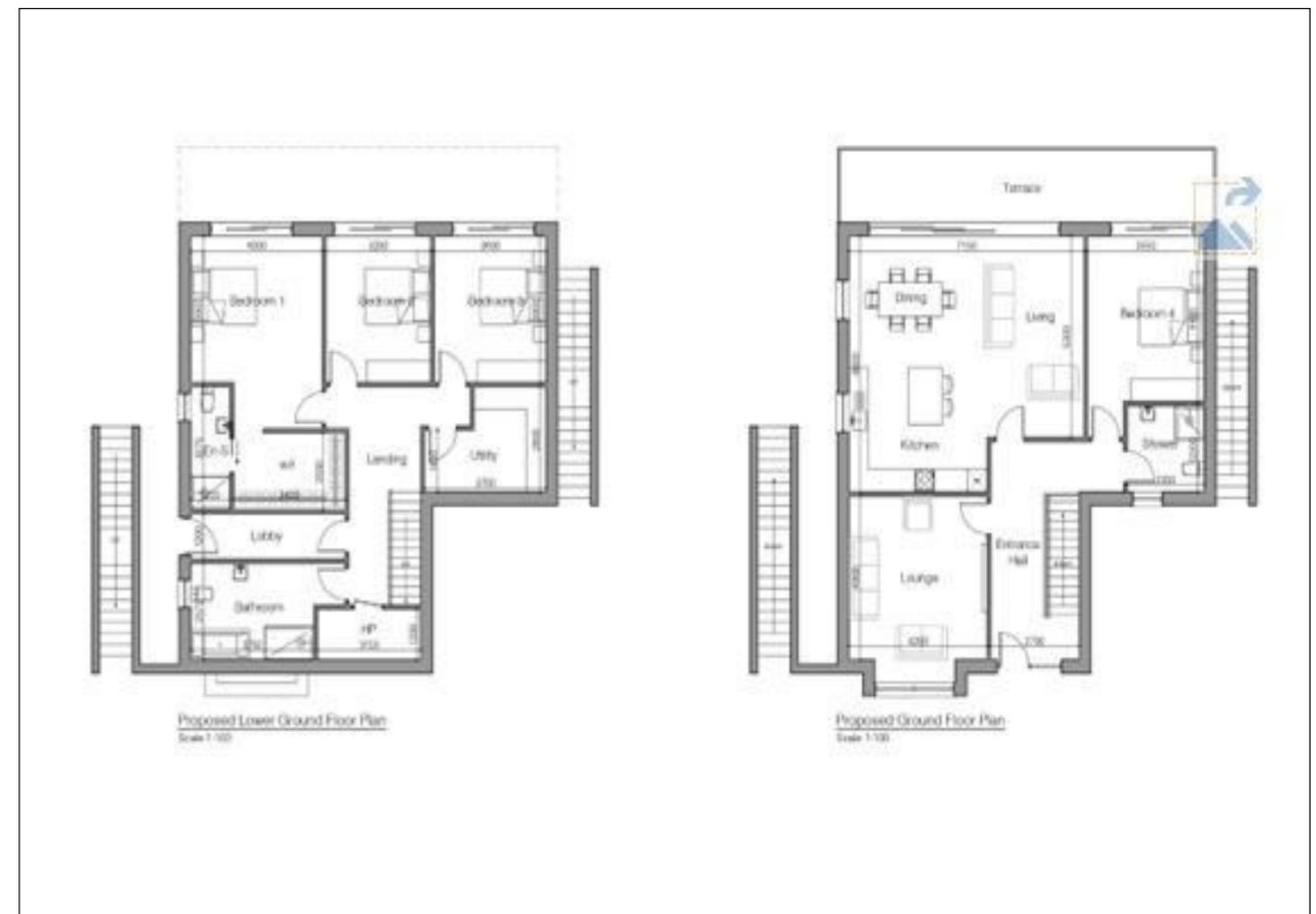
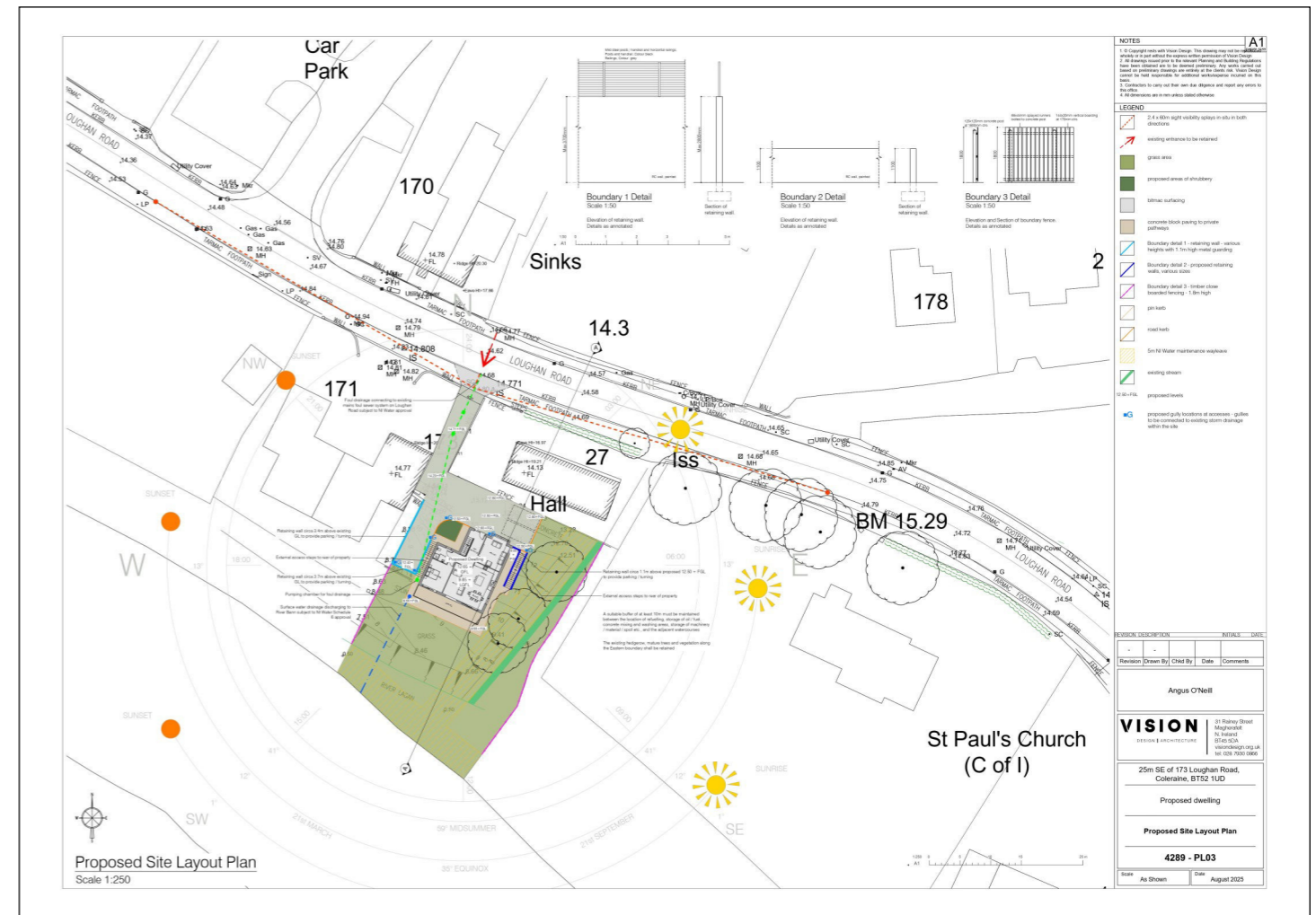
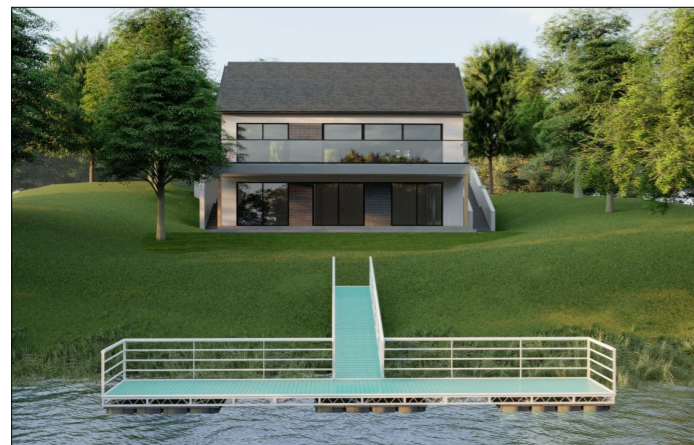
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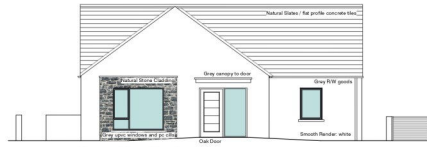
A beautiful site with outline planning permission for a detached dwelling with a full application submitted (with a possibility of two semi-detached dwellings, subject to the necessary statutory approvals and consents). Located beside St. Paul's Church of Ireland Church, this conveniently located site is within the Loughan village and benefits from very scenic views of the River Bann with the site fully extending down to the banks.

Heading out of Coleraine on the Mountsandel Road you will eventually lead onto the Loughan Road. As you drive through Loughan village No. 173A will be located on your right hand side before St Paul's Church of Ireland Church. The subject site will be to the left of the property leading down to the River Bann.

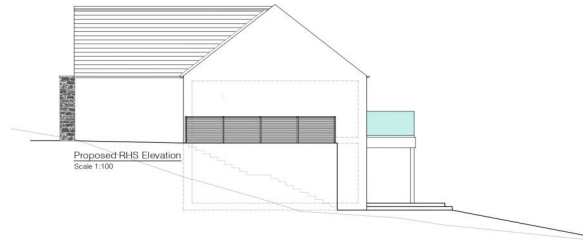
SPECIAL FEATURES:

- ** Services Available Adjacent To Site
- ** Full Planning Submitted Under Ref LA01/2025/0855/RM
- ** Outline Planning Granted (Full Conditions In Approval) Available From Agent
- ** Site Survey Drawing Available From Agent
- ** Finish To Site Boundary To Be Negotiated
- ** Ability To Contact Irish Society Re Planning Of A Jetty At Bottom Of Garden

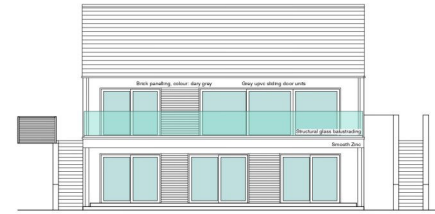




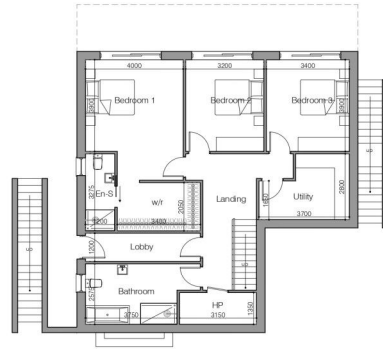
Proposed Front Elevation
Scale 1:100



Proposed RHS Elevation
Scale 1:100



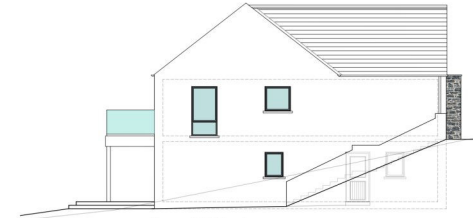
Proposed Rear Elevation
Scale 1:100



Proposed Lower Ground Floor Plan
Scale 1:100



Proposed Ground Floor Plan
Scale 1:100



Proposed LHS Elevation
Scale 1:100



NOTES

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2. All drawings issued prior to the relevant Planning and Building Regulations have been checked and to be deemed preliminary. Any works carried out based on preliminary drawings are entirely at the client's risk. Vision Design cannot be held responsible for additional work/response incurred on this basis.
3. Contractors to carry out their own due diligence and report any errors to this office.
4. All dimensions are in mm unless stated otherwise.

LEGEND

Amendments Date

REVISION	DESCRIPTION	INITIALS	DATE

Angus O'Neill DESIGN ARCHITECTURE	31 Railway Street Magherafelt N. Ireland BT46 5DN visiondesign.org.uk tel: 028 7030 0866	25m SE of 173 Loughan Road, Coleraine, BT52 1UD Proposed Dwelling	Proposed Floor Plans & Elevations 4289 - PL05
Scale: 1:100		Date: August 2025	
Revision Drawn By Chkd By Date Comments		- - - - -	