



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



**ARMSTRONG GORDON**



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

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

**CASTLEROCK**

Building site 25m East of 62 Ballywoodock Road

BT51 4SL

Offers Over £69,500

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
www.armstronggordon.com

An excellent opportunity to acquire a spacious building site extending to approximately 0.65 acres in a highly desirable location just outside Castlerock. Positioned approximately 25 metres east of 62 Ballywoodock Road, this attractive plot offers both privacy and convenience, with the North Coast's beaches, golf, and village amenities all within easy reach.

The site benefits from planning approval for a single-storey bungalow extending to approximately 160 sq. m, making it ideal for those seeking to build a high-quality, bespoke home in a peaceful semi-rural setting. The generous site area provides ample scope for landscaping, gardens, and outdoor living space.

Leave Coleraine heading towards Castlerock on the A2 (Castlerock Road). Continue on the A2 for approximately 5 miles following signs for Castlerock. On entering the wider Castlerock area, turn onto Ballywoodock Road (local signage posted). Continue along Ballywoodock Road past No. 62. The building site is located approximately 25 metres east of No. 62 Ballywoodock Road and will be identifiable by agent signage (if erected).

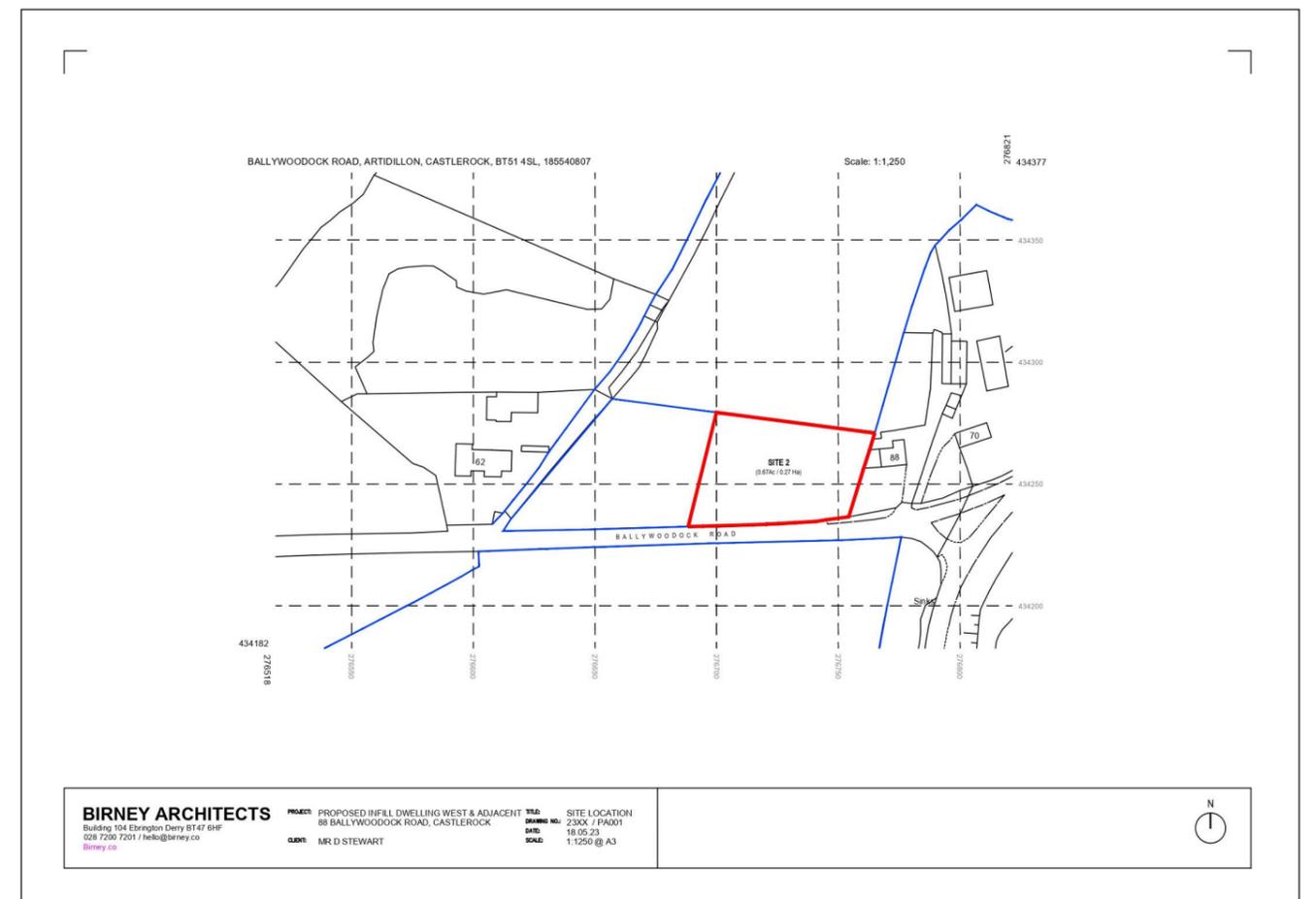
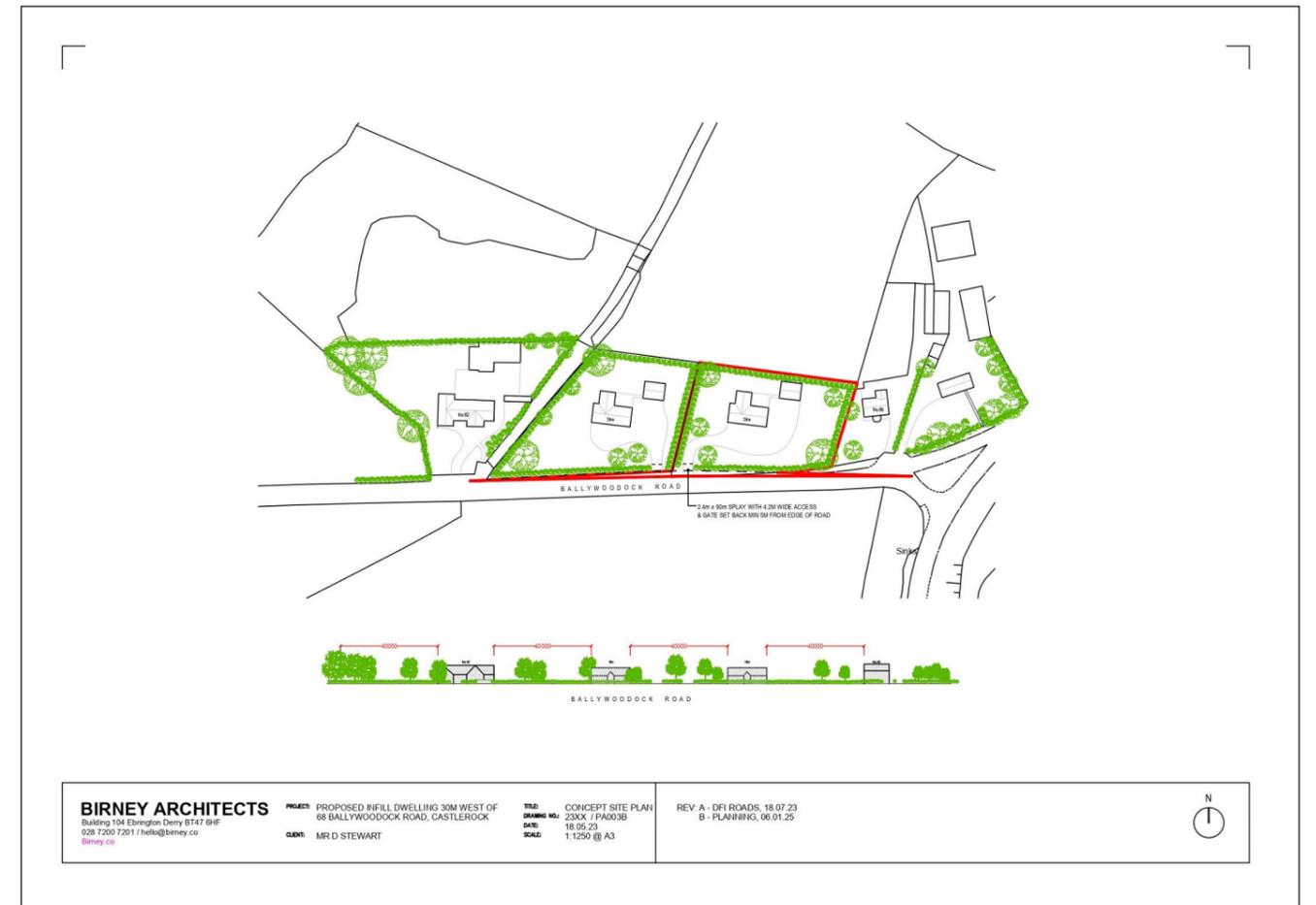
**ACCOMMODATION COMPRISES:**

**SPECIAL FEATURES:**

- \*\* Outline Planning Permission Granted Ref LA01/2023/0583/0
- \*\* Permission For Single Storey Dwelling With Ridge Height of 5.5 Above FFL
- \*\* Visibility Splays In Place
- \*\* Approx 0.65 Acre
- \*\* Soakaway Included
- \*\* Electric Available In Field Opposite

**TENURE:**

Freehold





**BIRNEY ARCHITECTS** PROJECT: PROPOSED INFILL DWELLING WEST & ADJACENT 88 BALLYWOODOCK ROAD, CASTLEROCK TRD: SITE RELATIONSHIP  
 Building 104 Ebrington Derry BT47 6HF 028 7200 7201 / hello@birney.co 028 7200 7201 / hello@birney.co DRAWING NO: Z3XX / PA002 DATE: 18.02.23 CLIENT: MR D STEWART SCALE: 1:1250 @ A3

N

