



For Illustration Purposes Only

FOR SALE Residential Development Opportunity – 18 Sites
Benbradagh Rise, Gortnaghey Road, Dungiven BT47 4GX

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LOCATION / DESCRIPTION

This excellent residential development is located within the hub of Gortnaghey village. It is opposite St Mary's Church within close proximity of Gortnaghey Primary School and convenient to Dungiven and A6 arterial route which is located c. 5 miles to the south east.

Dungiven is situated c. 9 miles south of Limavady, c. 20 miles south east of Derry City and c. 20 miles south west of Coleraine and forms part of the A6 route leading traffic from Derry City to Belfast.

The site has full planning permission for 9 no. terrace units (3 blocks of 3 units) and 6 no. semi-detached and 3 no. detached – all properties consist of 3 bedrooms.

All service connections at the edge of the plots and a relatively small stretch of road to make up under Private Structures Order.

Further details can be obtained from Agents.

PLANNING HISTORY

Planning Ref: B/2004/0156/F

Address: Junction of Gortnaghey Road and Beech Road, Gortnaghey, Dungiven

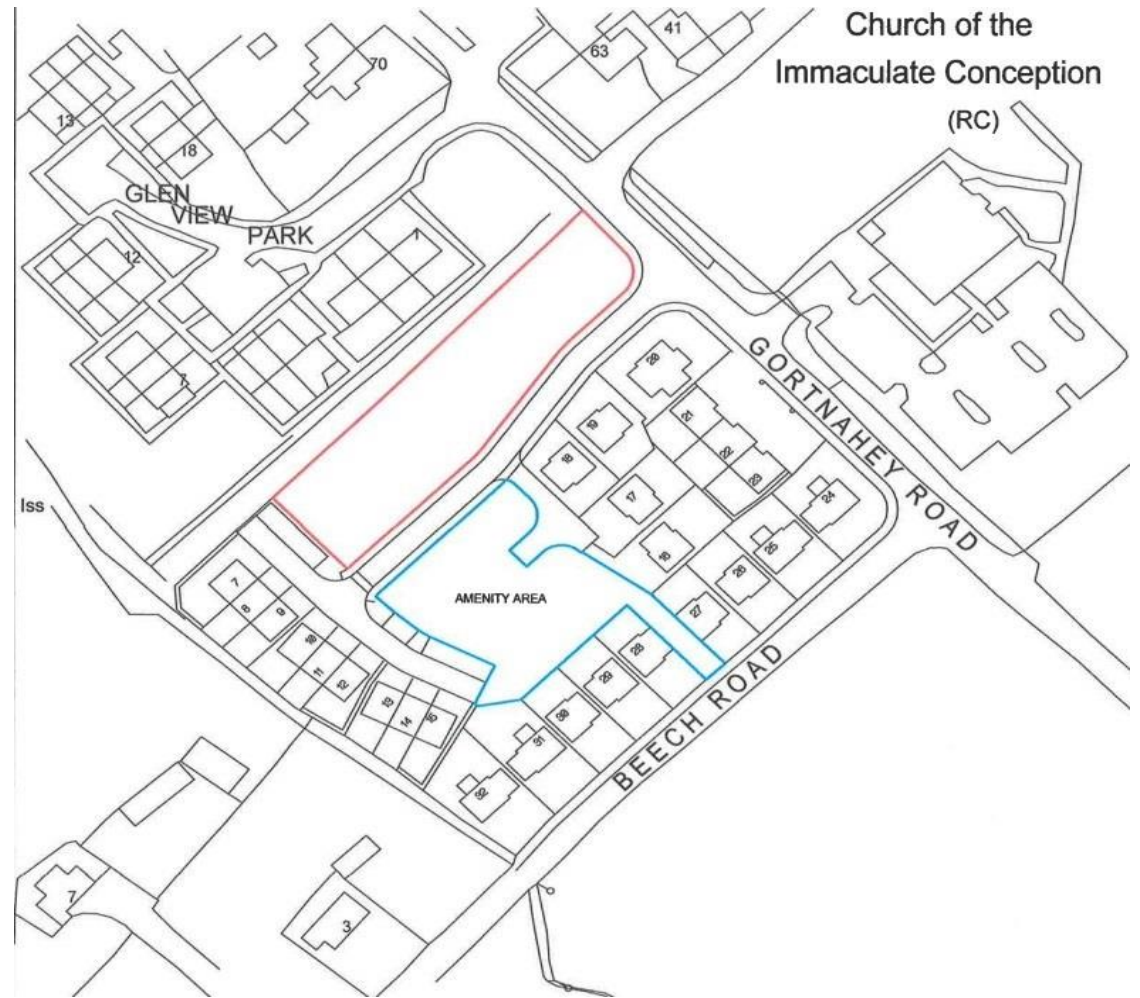
Proposal: Erection of 4 detached dwellings with detached garages, 14 detached dwellings with integral garages, 2 semi-detached dwellings with integral garages and 12 terraced dwellings in four blocks.

Status: Permission Granted 08/09/2006.

Planning Ref: LA01/2019/0774/F

Address: Opposite 18, 19 & 20 Benbraddagh Rise, Gortnaghey

Proposal: Proposed construction of three detached and six semi-detached two storey dwellings with associated access and parking



SITE AREA

C. 2 Acres / 0.80 Hectares

SALES DETAILS

PRICE: £395,000

TITLE: All details available from vendors solicitors

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS

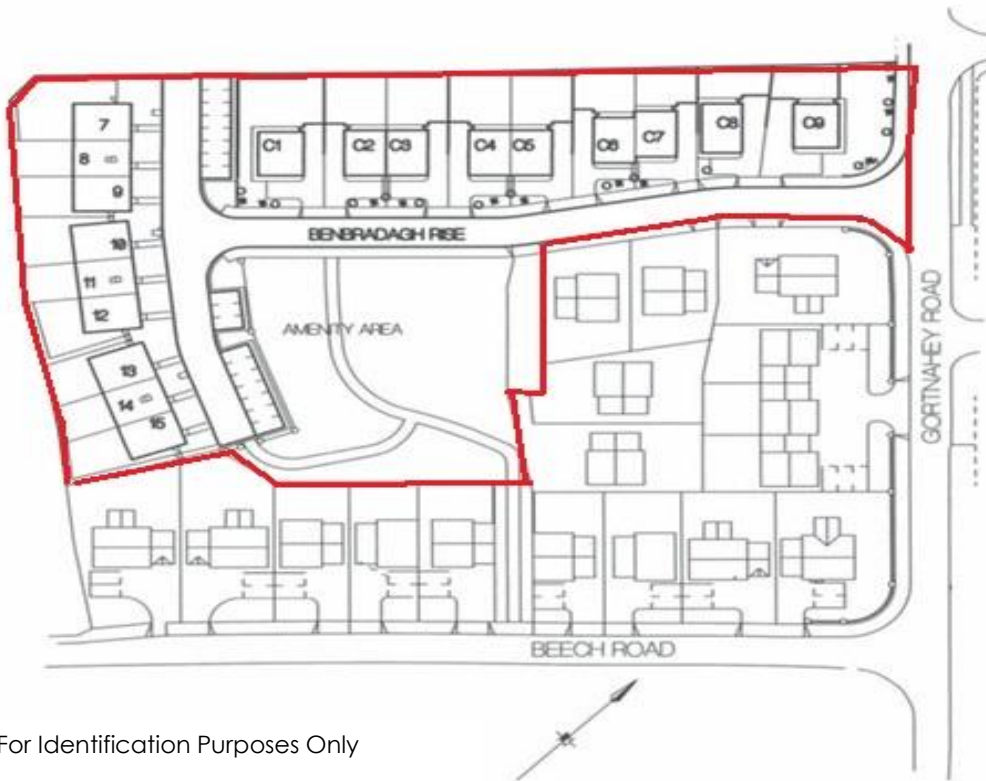
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Our Ref: MB/PD/C3418

The logo for OKT is a yellow triangle pointing downwards, with the letters 'OKT' in a bold, black, sans-serif font. The 'O' and 'K' are stacked vertically on the left, and the 'T' is positioned to the right of the 'K'.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) 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 at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



For Identification Purposes Only

DIMENSIONS

Type A Detached:	1,048 Sq Ft X 2 (97.43 Sq M)
Type B Detached:	1,050 Sq Ft X 1 (97.60 Sq M)
Type B Semi:	1,050 Sq Ft X 4 (97.60 Sq M)
Type B Semi Stepped:	1,050 Sq Ft X 2 (97.60 Sq M)
Townhouses:	1,100 Sq Ft X 9 (102.2 Sq M)

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.