



OK
T

FOR SALE

Lands at Hass Road, Dungiven, Co Derry

Zoned Housing Land on the edge of Town - c. 7.0 Acre Green Field Site

LOCATION/DESCRIPTION

Dungiven is a well established Sperrin gateway town situated at the foot of the Sperrin Mountains in County Londonderry, positioned along the A6, one of Northern Ireland's primary transport routes connecting Derry/Londonderry with Belfast. The town serves a wide rural catchment and provides a range of local amenities including retail outlets, schools, cafés, and essential services.

Recent upgrades to the A6 dual carriageway have significantly improved regional connectivity, reducing travel times and enhancing access to larger centres such as Limavady, Maghera, and the wider North West. The town's mix of residential, commercial, and community facilities, combined with its strategic location, makes Dungiven an accessible and convenient base for commuting, trade and everyday living.

The area is characterised by a mix of edge of town housing, agricultural holdings and commercial premises, benefitting from strong transport links and good connectivity to nearby towns. The setting offers a pleasant semi-rural environment, with the lands obvious zoning for residential development of key attraction but nonetheless also suitable for other uses subject to planning.



ACCOMMODATION

DESCRIPTION

Lands Zoned for

Residential Development

**AREA
(ACRES)**

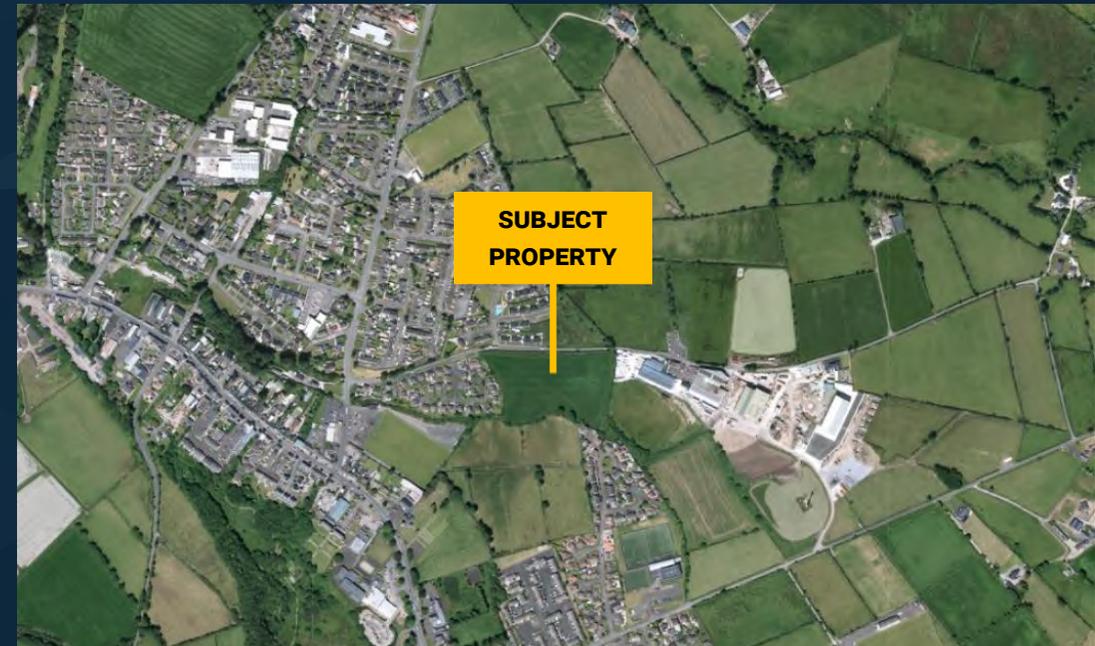
c. 7.0

**AREA
(HA)**

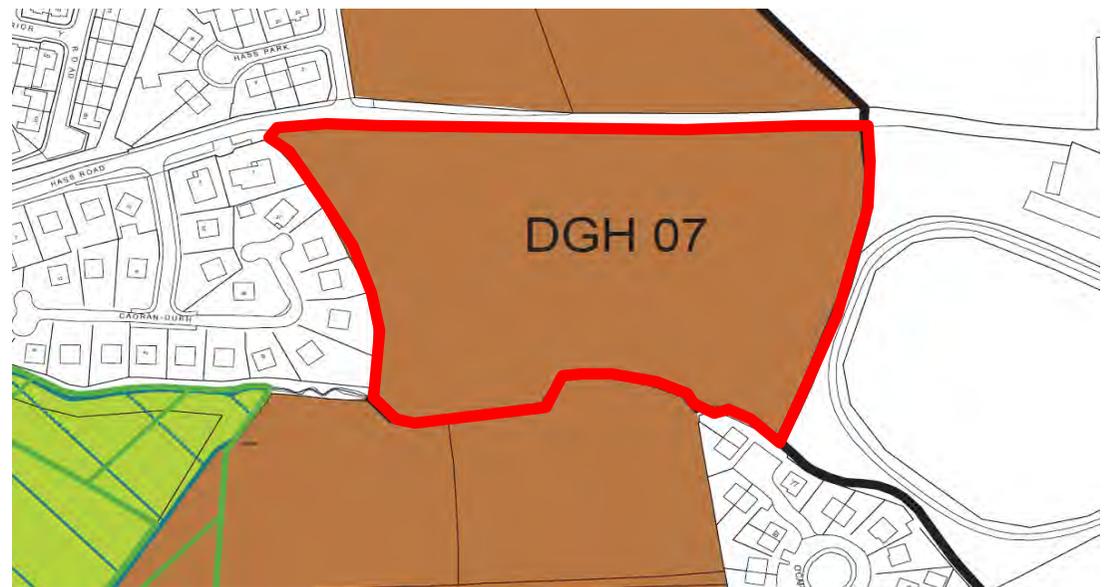
c. 2.8

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.

REF: C5007



**OK
T**



PLANNING / NI WATER

The site is zoned for Residential development within the Northern Area Plan 2016.

Zoning Designation DGH 07 : 'Development shall be within the range of 15 to 25 dwellings per hectare'

Some of the area plan documentation is suggesting a Net unit Yield of 56 units.at the time of publication.

A pre development enquiry for a density of 65 Residential Units was made to NI Water and it was confirmed that : 'WwTW-01: There is available capacity at the Wastewater Treatment Works named above.' and 'FS-01: Public foul sewer(s) located as detailed below which can adequately service this proposal' This advice was valid from 26/8/22 until 25/2/2024 and will of course need to be renewed or pursued as part of a first planning application.

SALE DETAILS

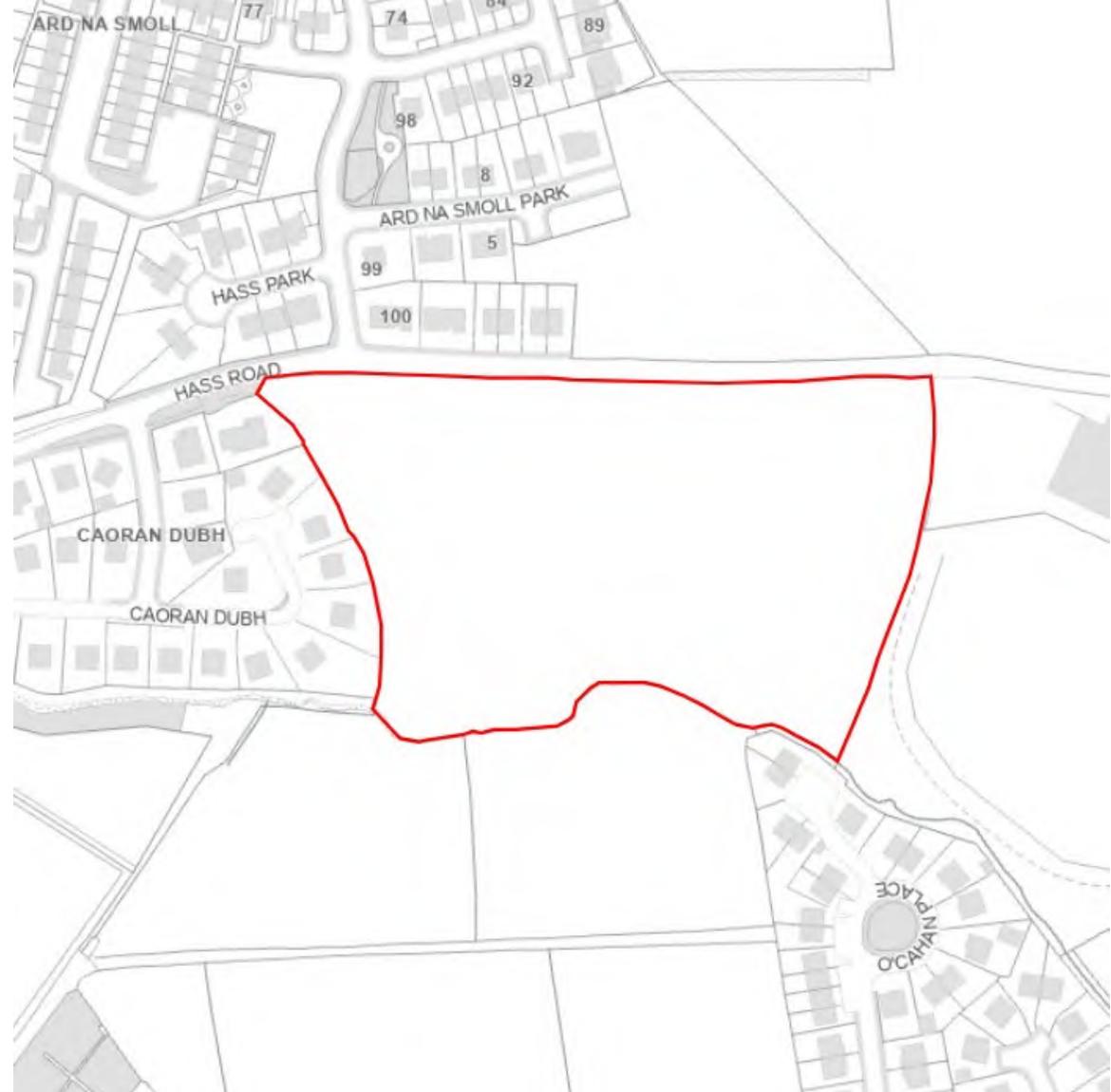
PRICE: Price on Application

TITLE: Assumed Freehold.

VAT: May be applicable at the Standard Rate.

It is strongly recommended that any perspective purchaser reviews the title pack prior to submitting their offer.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

HENRY TAGGART

07989 552758

henry.taggart@okt.co.uk

ANTON MCINTYRE

07493 972136

anton.mcintyre@okt.co.uk



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.