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# FOR SALE

**Lands Adjacent to 40 Courtauld Road, Campsie, BT47 3DN**

Industrial Lands with the Benefit of Planning Permission on c. 1.3 acres (0.53 ha)



# LOCATION

The subject property is located in Derry / Londonderry which is the second largest City in Northern Ireland with a regional population of c. 342,000 people.

The subject site is located on the Courtauld Road in the established and highly sought after Campsie Industrial Estate, positioned approximately 6 miles east of Derry City, the second largest city in Northern Ireland.

The location benefits from an excellent road infrastructure as well as being in close proximity to Foyle Port, City of Derry Airport and the border with the Republic of Ireland.



**C. 6 MILES**

**TO DERRY CITY**

**C. 70  
MILES**

**TO BELFAST CITY  
CENTRE**

**C. 20  
MILES**

**TO STRABANE**

**C. 6 MINS  
DRIVE**

**TO DERRY CITY  
AIRPORT**



# DESCRIPTION

The site extends to approximately 1.3 acres, rectangular in shape with a flat topography.

The service road is currently in place with a right of way through the site benefited to an adjoining owner, who pays an annual fee of £500.

**Plot A** has full planning permission approved for 2 No. units and we are advised foundations are in place and planning has been activated.

**Plot B** has full planning permission approved for 5 No. units. This permission expires in May 2030.

Neighbouring occupiers include XCAT, Neilpak Healthcare Packing, JC Halliday & Sons, Irish Road Motors, to name a few.

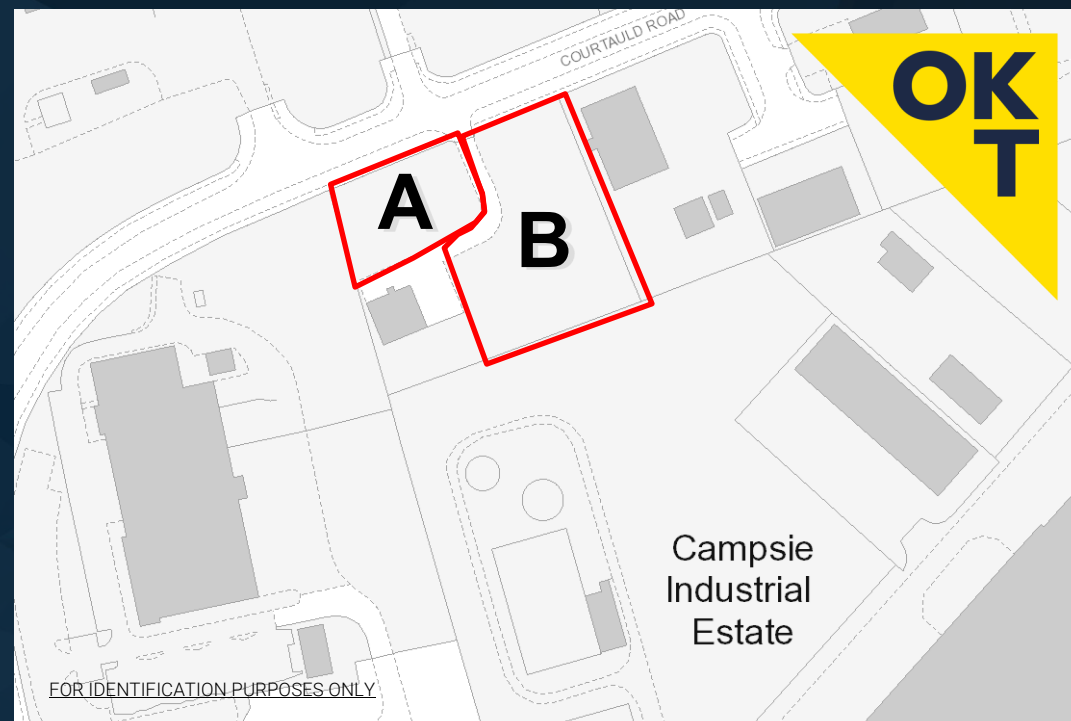
## SITE AREA

The site extends to approximately 1.3 acres (0.53 HA)

## ZONING / PLANNING

The subject site is zoned as Existing Industry as designated within the Derry Area Plan 2011.

APPLICATION NO	ADDRESS	DESCRIPTION	STATUS
LA11/2019/0353/F (PLOT A)	Lands adjacent to 37m North of 40 Courtauld Way, Campsie Industrial Estate, Derry	Proposed 2 No. detached (7.5m ridge height) industrial units with associated parking	Approved 9th July 2020— We are advised foundations are in place and planning has been activated.
LA11/2023/1941/F (PLOT B)	Lands adjacent and North East of 40 Courtauld Way, Campsie Industrial Estate, Derry	The erection of 5 no. detached industrial units with associated parking	Approved 6th May 2025 Expires May 2030





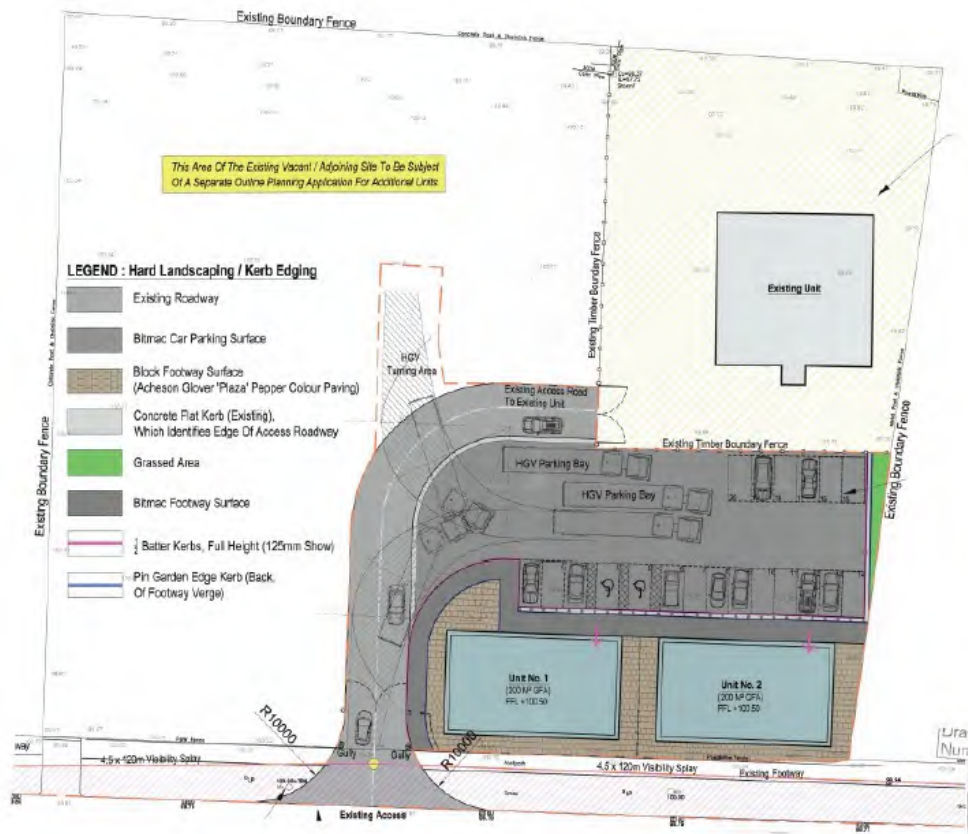


**SITE AREA - LANDS ADJACENT TO 40 COURTAULD ROAD**

**C. 1.3 ACRES (0.53 HECTARES)**

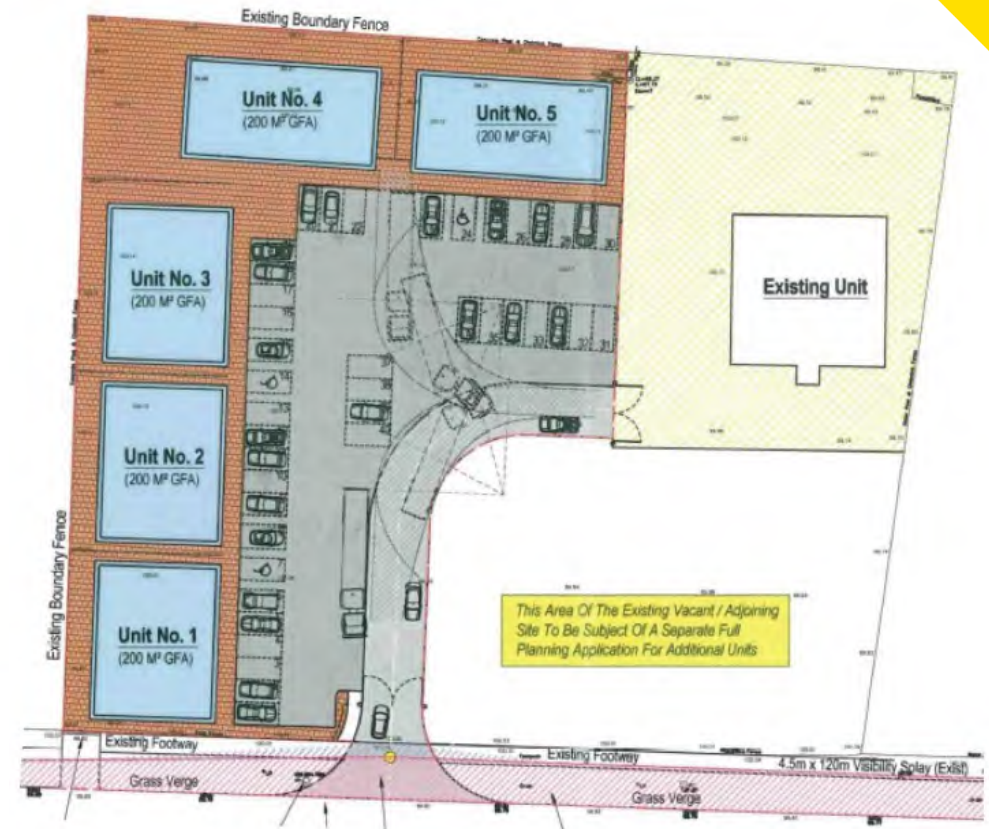


## PROPOSED LAYOUTS



### PLOT A—FULL PLANNING PERMISSION

- 2 No. detached units
- 200 sq m (each) / 2,152 sq ft
- Ridge Height: 7.5 m / 24.6 ft



### PLOT B—FULL PLANNING PERMISSION

- 5 No. detached units
- Potential for 10,764 sq ft / 1,000 sq m
- Ridge Height: 7.5 m / 24.6 ft

# SALES DETAILS

PRICE: Price on Application

TITLE: We assume the property is held under long leasehold title subject to a nominal ground rent

**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.**

## VAT

No VAT will be chargeable on the sales figure.

### 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.

FILE REF C5022



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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### O'CONNOR KENNEDY TURTLE

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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.

