

An aerial photograph of a property outlined in yellow. The property includes a large pond, some buildings, and a road. The surrounding area is green and wooded. A yellow triangle with the text 'OK T' is in the top right corner.

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**FOR SALE**

**Lands at Tobermore Road, Magherafelt, BT45 7HJ**

Opportunity extends to approximately 2.9 acres

# LOCATION / DESCRIPTION

The subject property is located on the Tobermore Road on the northern periphery of Magherafelt, just under a mile from Magherafelt town centre.

The residential developments The Oaks and Hazeldene are situated in close proximity to the south of the subject.

The subject opportunity extends to approximately 2.91 acres and comprises the entrance to the former quarry, hard standing area together part of the lake hole.

Potential for commercial uses within the holding, subject to obtaining the necessary planning consents.

## SITE AREA

The subject site extends to c. 2.91 acres (1.18 hectares)

## SALES DETAILS

PRICE: Offers over £175,000

TITLE: Assumed freehold

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

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.

### 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: C5024



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### 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.