



FOR SALE

Rear of 804 Feeny Road, Owenbeg, Dungiven BT47 4TB

C. 1.5 acre self contained premises with development potential—available as one lot or divisible into 2 lots

LOCATION

Dungiven is a well-established market town within the Causeway Coast and Glens Borough Council area, serving as an important commercial and service centre for the surrounding rural population.

The property occupies a strategic position on the A6, approximately 20 miles from Derry City and 50 miles from Belfast. The recent A6 road upgrade has significantly enhanced connectivity, making the location increasingly attractive for commercial use / development, STPP.

DESCRIPTION

Extending to approximately 1.5 acres, the site comprises a broadly rectangular parcel of level land, offering an excellent development opportunity.

The site benefits from direct access off the A6 via an established access road (identified in yellow on the plan opposite), providing excellent connectivity across the North West.

Suitable for a variety of uses, subject to the necessary planning consents.

SITE AREA

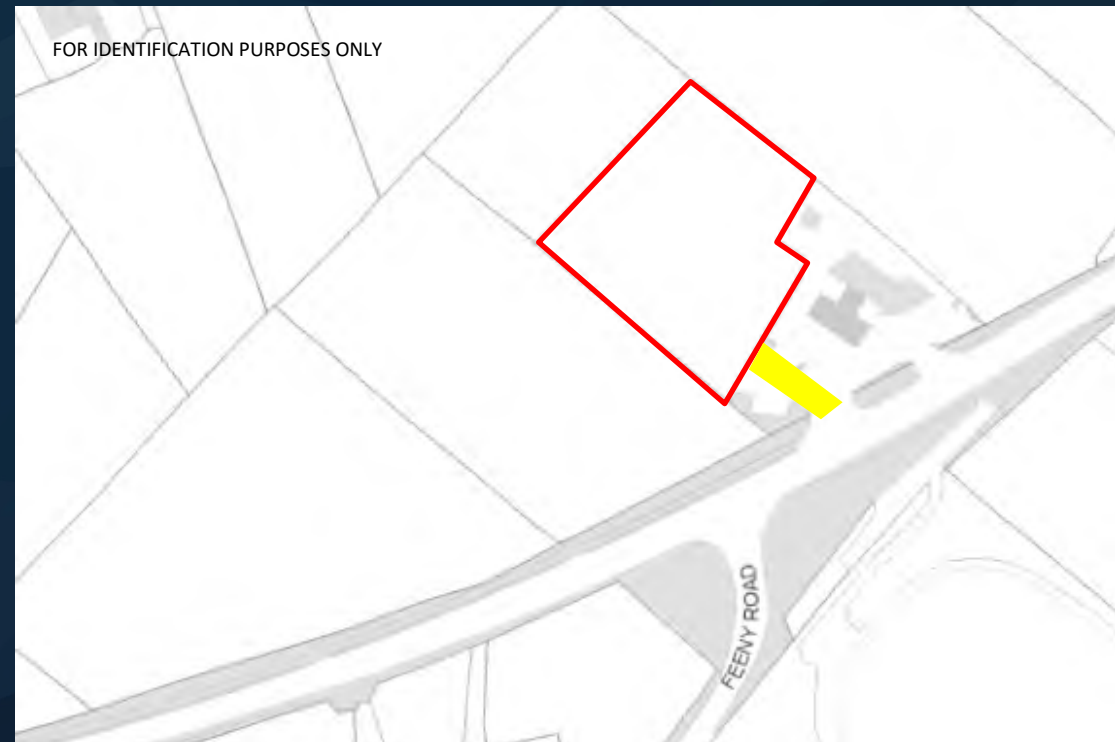
The subject site extends to c. 1.5 acres (0.61 hectares).

May be sold as a single lot, with potential for subdivision into individual plots.

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.

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VIEWS OVER THE SUBJECT SITE

PLANNING (PREVIOUS APPLICATION)

The subject has planning for the following:

Ref: B/2011/0108/F
Address: 804 Feeny Road, Dungiven, Londonderry
Proposal: "Amendment to extant approval ref B/2008/0123/F for 2/2.5 storey residential care and nursing home, consisting of minor amendment to building footprint and adjustments to internal layout to accommodate user".
Status: Approval Granted 17 August 2011—planning permission extant

SALES DETAILS

PRICE: Price On Application
TITLE: Assumed Freehold

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

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



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

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.

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