



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE

Exceptional Development Site Extending to c. 5.10 Acres Zoned within the Limit of Development

43-45 Limavady Road, Derry / Londonderry BT47 6LL



For Identification Purposes Only – Not to Scale



LOCATION / DESCRIPTION

Derry City is Northern Ireland's second largest population centre outside the Greater Belfast area, and boasts a regional population of 342,000 people and is one of the most youthful cities in Europe. It is situated approximately 73 miles north of Belfast and is served by a nearby regional airport and commercial seaport. Derry is a University City and also has a very vibrant retail sector.

The subject site is located on the outskirts of Derry City with prominent frontage (83.8m) onto the A2 Limavady Road, one of the main gateways to the city centre.

The site is strategically located and well connected in terms of road networks and all City Centre linkages. The strategic location provides for close proximity to Altnagelvin Hospital, Crescent Link Retail Park, Train Station, Foyle College, Lisneal College, St Columb's Park, Ebrington Square, Peace Bridge etc.

Excellent opportunity to acquire an exceptional well located and prominent development site extending to 5.10 acres with 83.8m frontage on to the A2 arterial route. The subject is zoned as 'White Land' within the Limit of Development for Derry City and is ideally suited for a quality up market residential scheme.

The development opportunity may also lend itself for mixed use, to include neighbourhood retail development, PFS and convenience store etc., subject to obtaining the necessary consents.

SITE AREA

Total: c. 5.10 Acres c. 2.06 Hectares

PLANNING HISTORY

Ref: **A/2009/0408/F**
Address: Part of lands at 45 Limavady Road, Londonderry
Proposal: Proposal for 8no townhouses (2no blocks of 4 townhouses each) to replace the 4no. Detached dwellings (No's 12 to 15) approved under application A/2004/0345/F
Status: Permission Granted 21/06/2010

Part of the site benefits from a live consent for residential development as mentioned above. The site has now increased in size and would most likely benefit from a revised layout subject to planning permission.

SALES DETAILS

Price: On Application

Title: Assumed freehold or long leasehold

VAT

All price's outgoings etc. are exclusive of, but may be subject to VAT

VIEWING / INSPECTION

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