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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

Lands at Killane Road, Limavady BT49 0DN

Residential development lands extending to c. 11.9 acres (4.8 ha) with FPP for 98 No. Dwellings

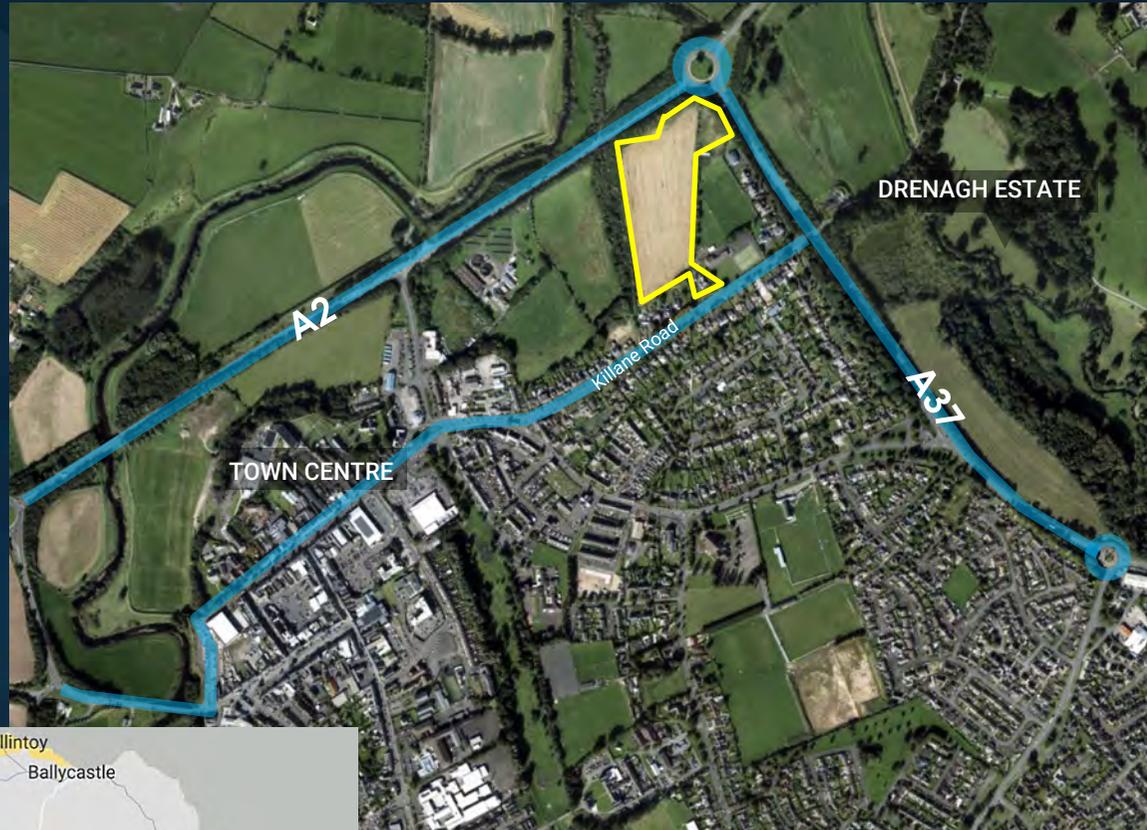
LOCATION

Limavady is located in the north west of the Province some 17 miles east of the City of Derry and 14 miles north west of Coleraine.

The town has enjoyed steady growth over the past 20 years and has excellent facilities including four primary schools and three secondary schools.

A compact town centre provides retail and hospitality venues and additional retail is facilitated in both Derry City and Coleraine.

Leisure in the area is well catered for with facilities for Gaelic games, soccer, rugby, tennis and bowls and on the outskirts of the town lies the Roe Valley Resort, a prestige hotel and golf course recently acquired by the Galgorm Collection.



C. 15 MINS WALK
TO LIMAVADY
TOWN CENTRE



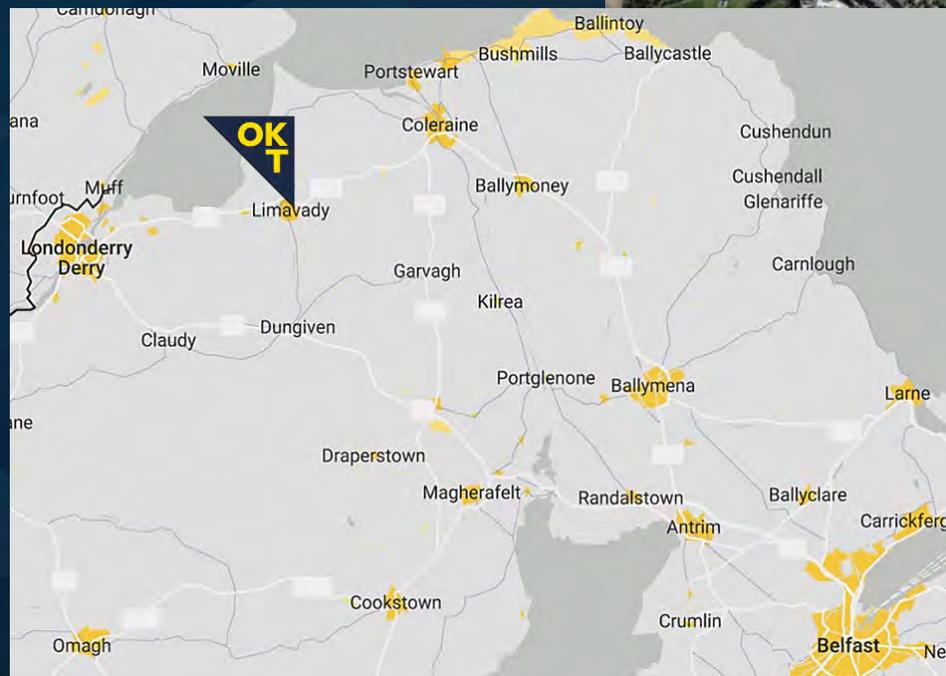
EXCELLENT
CONNECTIVITY
WITHIN RING
ROAD (A2)

C. 17
MILES

TO DERRY /
LONDONDERRY

C. 14
MILES

TO COLERAINE



The development lands are situated within the town's premier residential area, where most of the housing comprises large detached homes.

The lands are within walking distance of the town centre and they also enjoy excellent connectivity within the towns' ring road (A2).

The sale offers a rare opportunity to acquire prime development lands in a mature setting.

PROPOSED SITE LAYOUT PLAN



SITE DESCRIPTION

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The lands are level in nature and enjoy mature foliage to most boundaries.

Access is afforded from the Killane Road amidst mature detached housing and required access spays are already in place.

The scheme approved, which has the benefit of full planning consent, provides a mix of detached, semi-detached and townhouses, catering for a wide range of purchasers ranging from family units to retirement homes.



Views over the lands

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 10103



SITE AREA

The subject lands extend to c. 11.9 acres (c. 4.8 hectares).

ZONING

The subject lands, in their entirety, are zoned for housing within the Northern Area Plan 2016 under designation LY.

PLANNING

The subject also benefits from the following planning permission:

REF:	LA01/2019/1164/F
ADDRESS:	Lands adjacent to and to the rear of 48 Killane Road, Limavady
DESCRIPTION:	Erection of 98 units with a mix of detached, semi-detached, terraced & single storey units in a range of 3, 4 & 5 bedroom house types.
GRANTED:	4 September 2023

Please note the works to include alteration of curtilage and boundary walls/pillars of No. 52 Killane Road to accommodate proposed development access are now complete.

SALES DETAILS

PRICE:	Offers in the region of £4,000,000
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.



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FURTHER INFORMATION



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Views over the lands

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.