



## Building Site at 10A Fallaghloon Road, Maghera, BT46 5JS

Guide Price £79,950



### Features

- Excellent opportunity to acquire a building site with Full Planning Permission (Ref: H/2011/0566/F) granted for a detached barn conversion dwelling.
- Ideal opportunity for those seeking a rural lifestyle, with scenic views of the Sperrin Mountains.
- Prime location, with the main arterial A6 Glenshane Road being a stone's throw from the subject building site, ideal for those requiring easy access to Belfast or Derry.
- Site said to extend to c.0.3 acres.
- Water, phone and electric services located nearby.
- Subject building site will be accessed directly from Fallaghloon Road via an access laneway that will be shared at the front for a short distance.
- Option to also purchase adjacent barn conversion building site (Ref: LA09/2017/1171/F).

### Contact Us

Viewing By Appointment Only

028 796 42271

[maghera@burnshomes.co.uk](mailto:maghera@burnshomes.co.uk)

Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

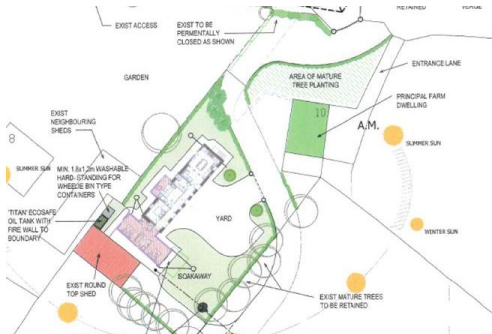
## SITE AT 10A FALLAGHLOON ROAD, MAGHERA

Approximate Gross Internal Area  
128.9 sq m / 1388 sq ft



# BURNS & CO

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID555276)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.