



Building Site Adjacent to 102 Mayogall Road, Gulladuff, BT45 8PJ

Offers Over £70,000



Features

- Superb Building Site of 0.55 Acres with Full Planning Permission for Two Storey Dwelling and Detached Double Garage.
- Full Planning Permission (Ref: LA09/2023/0621/F).
- Approved House Size approximately 2,500 sq. ft.
- All Services Located Close to the Site.
- Site is Cleared and Ready for Development.
- Direct Access Onto the A42 Road, Which Connects Maghera to Ballymena.
- Conveniently Located to Gulladuff (1.7 Miles), with Maghera, Magherafelt, Portglenone and Ballymena all Within Easy Driving Distance.
- Belfast and Derry are Approximately 35 Miles Distant Via a Good Quality Road Network.
- Prominent Site on Laneway off the Mayogall Road.
- Potential for Self-Contained and Part-Private Access Laneway.

Contact Us

Viewing By Appointment Only

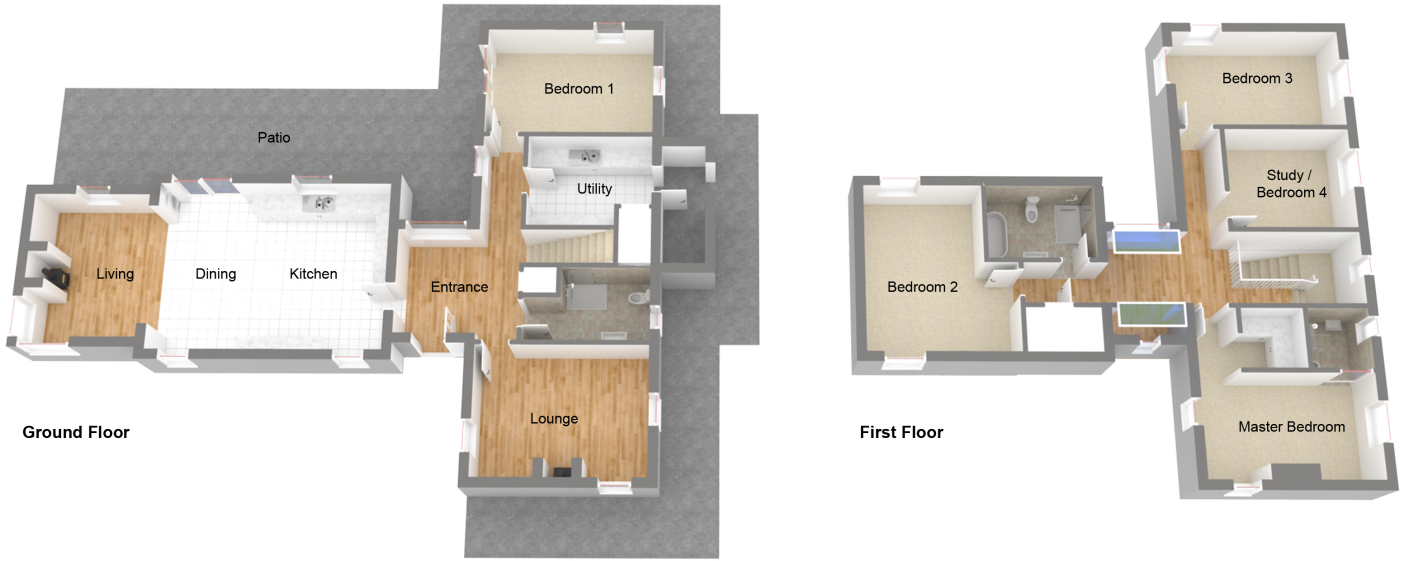
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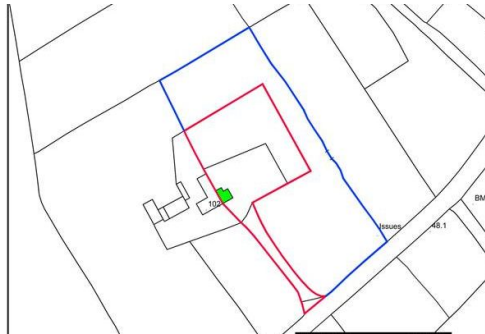
Please Scan QR Code or visit burnshomes.co.uk for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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Approximate Gross Internal Area = 232.2 sq m / 2500 sq ft



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. (ID1052562)



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.