



## Building Site at 16 Fallaghloon Road, Maghera, BT46 5JS

Offers Over £79,950



### Features

- Excellent opportunity to acquire a prime building site with Full Planning Permission (Ref: H/2008/0045/RM) just outside Maghera and off the main arterial A6 Glenshane Road.
- Planning permission has been granted for a detached bungalow and garage.
- Foundations (with Building Control certification) and mains sewage connection in situ.
- A stone's throw from the main arterial A6 Glenshane Road, suitable for those requiring easy access to Belfast or Derry.
- Located short drives from Maghera, Tobermore, Moneyneaney, Draperstown and Dungiven.
- Water and electric services in close proximity.
- Site extends to c.0.3 acres.

### Contact Us

Viewing By Appointment Only

028 796 42271

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).

**16 Fallghloon Road, Maghera, BT46 5JS**

Approximate Gross Internal Area = 216 sq m / 2325 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. (ID1184536)



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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.