

**225M WEST OF  
21 CREEVELOUGH ROAD  
LEGANE  
CARNTEEL  
DUNGANNON  
CO. TYRONE  
BT70 1PY**



*working harder to make your **move easier***

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

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F: (028) 8772 6460  
E: [tom@tomhenryandco.com](mailto:tom@tomhenryandco.com)

**PRIME ELEVATED BUILDING SITE WITH ADJOINING ADDITIONAL LANDS TOTALLING 6.4 ACRES**

AVAILABLE IN ONE OR TWO LOTS TO SUIT THIS PRIME ELEVATED BUILDING SITE CIRCA. 0.4 ACRES BENEFITS FROM FULL PLANNING PERMISSION GRANTED & FOOTINGS IN PLACE FOR A DETACHED TWO STOREY DWELLING (APPROX. 2100 SQ FT – SEE CGI ATTACHED) WITH ADDITIONAL ADJOINING / SURROUNDING LANDS CIRCA. 6 ACRES – PART IN GRAZING & PART IN TREES (IDEAL FOR THOSE WITH EQUESTRIAN INTERESTS, SMALL HOLDING OR JUST TO ENJOY, ETC.)

WITH VIEWS OVER LEGANE LOUGH & CONVENIENTLY LOCATED ONLY 3.5 MILES FROM THE MAIN DUNGANNON TO AUGHNACLOY ROAD FOR EASY COMMUTING THIS UNIQUE LOT IS SURE TO APPEAL TO THOSE WISHING TO BUILD A DREAM HOME OR DISCERNING DEVELOPERS / CONTRACTORS.

**FULL PLANNING PERMISSION – FOOTINGS IN PLACE – SUPERB VIEWS – C. 6.4 ACRES IN TOTAL**



**GUIDE PRICE: £124,950 AS ONE LOT**

PLANNING LEGISLATION AND MAPS FOR I.D. PURPOSES OVERLEAF...

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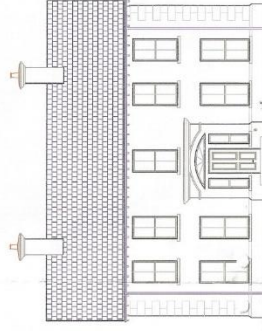


# SITE FEATURES...

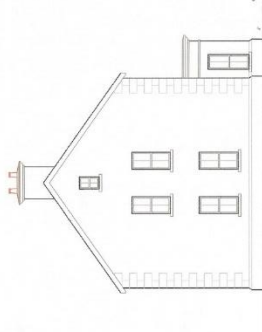
- SUPERB ELEVATED BUILDING SITE WITH VIEWS TO LEGANE LOUGH.
- FULL PLANNING PERMISSION PASSED (M/2008/0566/F).
- PLANNING FOR A 2 STOREY DWELLING CIRCA. 2100 SQ FT.
- 4 BEDROOMS, 2 RECEPTION ROOMS – SEE PROPOSED FLOORPLANS ATTACHED.
- FOUNDATIONS IN PLACE FOR PROPOSED DWELLING.
- SITE APPROX. 0.4 ACRES (OUTLINED IN **RED**).
- ADJOINING LANDS CIRCA. 6 ACRES (OUTLINED IN **BLUE**).
- **TOTAL:** CIRCA. 6.4 ACRES.
- APPLICATION PENDING FOR CHANGE OF ACCESS PER SITE LAYOUT ATTACHED (LA09/2023/0711/F)
- QUIET, RURAL, YET LOGISTICALLY CENTRAL LOCATION:
  - AUGHNACLOY TOWN CENTRE: APPROX. 5.5 MILES.
  - A4 BYPASS: APPROX. 5.5 MILES.
  - DUNGANNON TOWN CENTRE: APPROX. 8 MILES.
- MAY BE SOLD IN 1 OR 2 LOTS TO SUIT.
- A FANTASTIC OPPORTUNITY FOR THOSE WISHING TO BUILD THEIR DREAM HOME.
- SURE TO APPEAL TO THE DISCERNING DEVELOPER / CONTRACTOR.

**DIRECTIONS:** HEADING FROM DUNGANNON TO AUGHNACLOY GO THROUGH GREYSTONE AND TAKE LEFT AT Y JUNCTION AND PROCEED FOR CIRCA. 3 MILES ALONG THE LEGANE ROAD. TAKE LEFT ONTO CARNTEEL ROAD AND PROCEED UNTIL JUST BEFORE LEGANE LOUGH. SITE IS OPPOSITE.

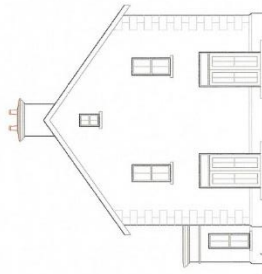




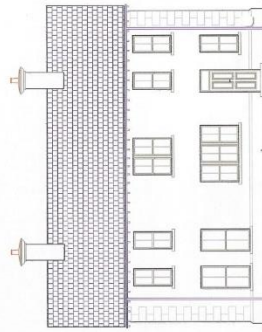
FRONT ELEVATION



SIDE ELEVATION



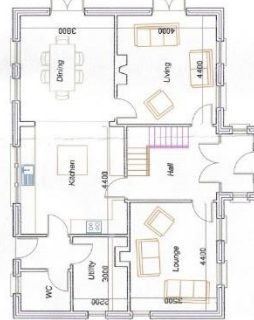
SIDE ELEVATION



REAR ELEVATION



FIRST FLOOR LAYOUT



GROUND FLOOR LAYOUT

Total Floor Area 2100.0 sq.

**FINISHES:**

- WALLS TO BE ROUGH CAST RENDER PAINTED.
- SMOOTH PLASTER BASE.
- SMOOTH PLASTERED QUOIN STONES.
- REDWOOD FASCIAS & RAFTER ENDS PAINTED.
- BLACK ALUMINIUM GUTTERING.
- BLUE / BLACK NATURAL SLATE ROOF.
- WOODGRAIN UPVC DOUBLE GLAZED WINDOWS.

M/08/0556  
The Planning Service  
RECEIVED  
07 MAY 2008  
PLAN NO. 0556/08



Revisions:

Project: Proposed Dwelling at 225m West of 21 Creevelough Road Dungannon

Client:

Drawing: Design Drawings - Layouts & Elevations

Drawn By: V. E. Duff

Scale: 1:100

Date: 6-5-08

Job No: 2618

Checked By:

J. AIDAN KELLY M.B.I. A.T. (Ltd)

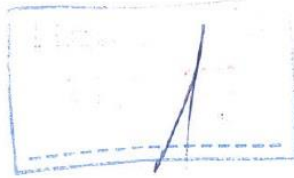
9 George's Street, Dungannon BT70 1BP

Mobile: 0790 099462

email: info@aidankelly.co.uk

www.aidankelly.co.uk

British Institute of Architectural Technologists



## PLANNING PERMISSION

### Planning (Northern Ireland) Order 1991

Application No: M/2008/0556/F

Date of Application: 7th May 2008

Site of Proposed Development: 225m west of 21 Creevelough Rd, Legane, Carnteel, Dungannon

Description of Proposal: Change of house type as previously approved under M/2007/0368/RM

Applicant:

Address:

Agent: J Aidan Kelly Ltd

Address: 50 Tullycullion Road  
Dungannon  
BT70 3LY

Drawing Ref: 01, 02, 03

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

### GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the 12th October 2010.

Reason: Time limit.

2. All planting comprised in the approved plans shall be carried out in the first planting season following the commencement of the building and any trees or shrubs which, within a period of 5 years from the occupation of the building, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

Application No. M/2008/0556/F

DC1001MW

Omagh Planning Office





3. The existing natural screenings of this site, along the south western and south eastern boundaries of the approved plan date stamped 7th May 2008, shall be retained and no lopping, topping, felling or removal shall be carried out unless necessary for the provision of visibility splays and/or access.

Reason: To ensure the development integrates into the countryside and to ensure the maintenance of screening to the site.

4. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

### **Informatives**

1. This approval relates to stamped approved drawing No.'s 01,02 and 03, which were received 07th May 2008.
2. Notwithstanding the terms and conditions of the Department's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: Main Street, Moygashel. A deposit will be required.

3. It is the responsibility of the developer to ensure that;

surface water does not flow from the site onto the public road.

the existing roadside drainage is accommodated and no water flows from the public road onto the site.

surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

Dated: 13th August 2008

Authorised Officer

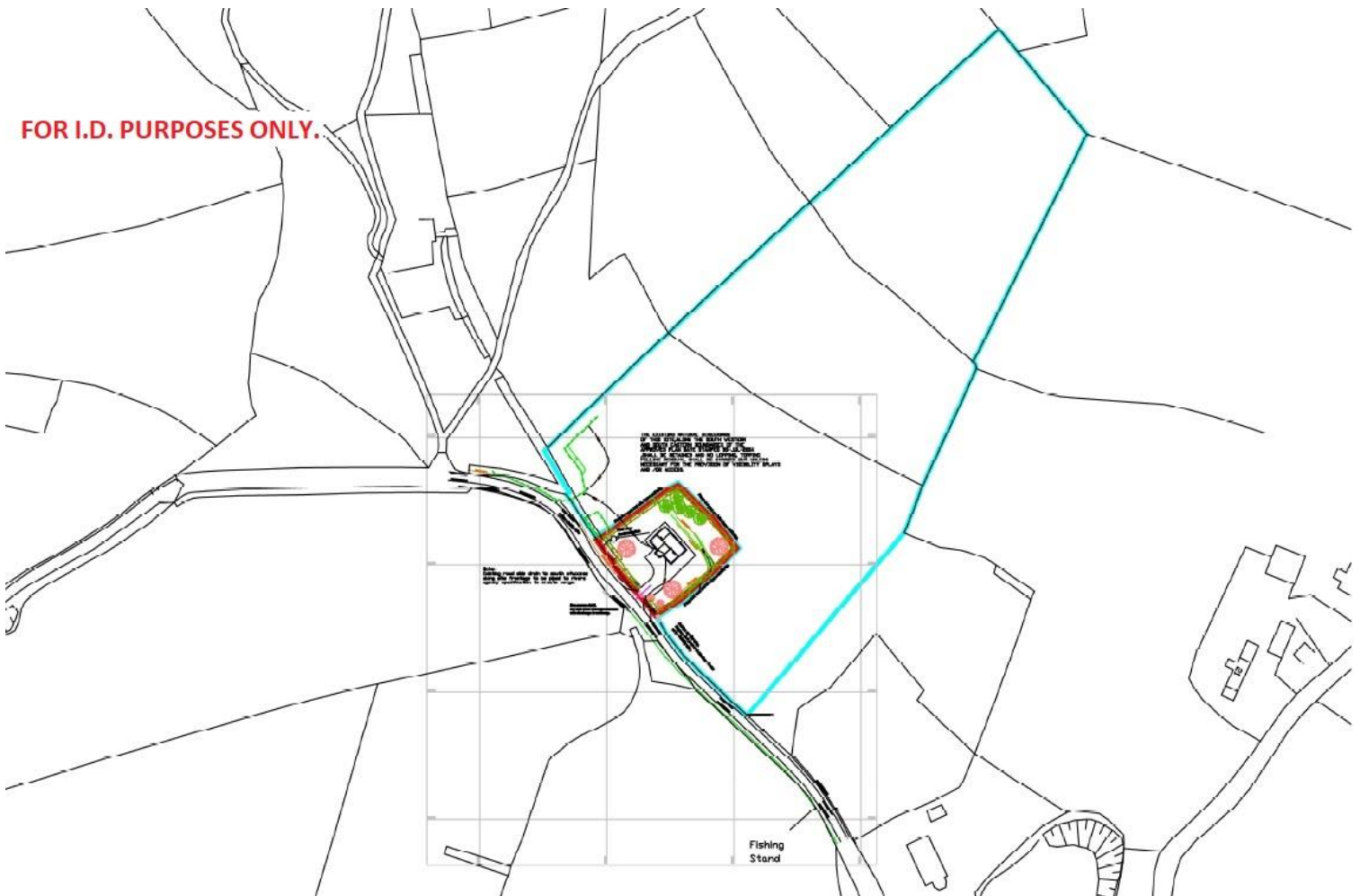
Application No. M/2008/0556/F

DC1001MW

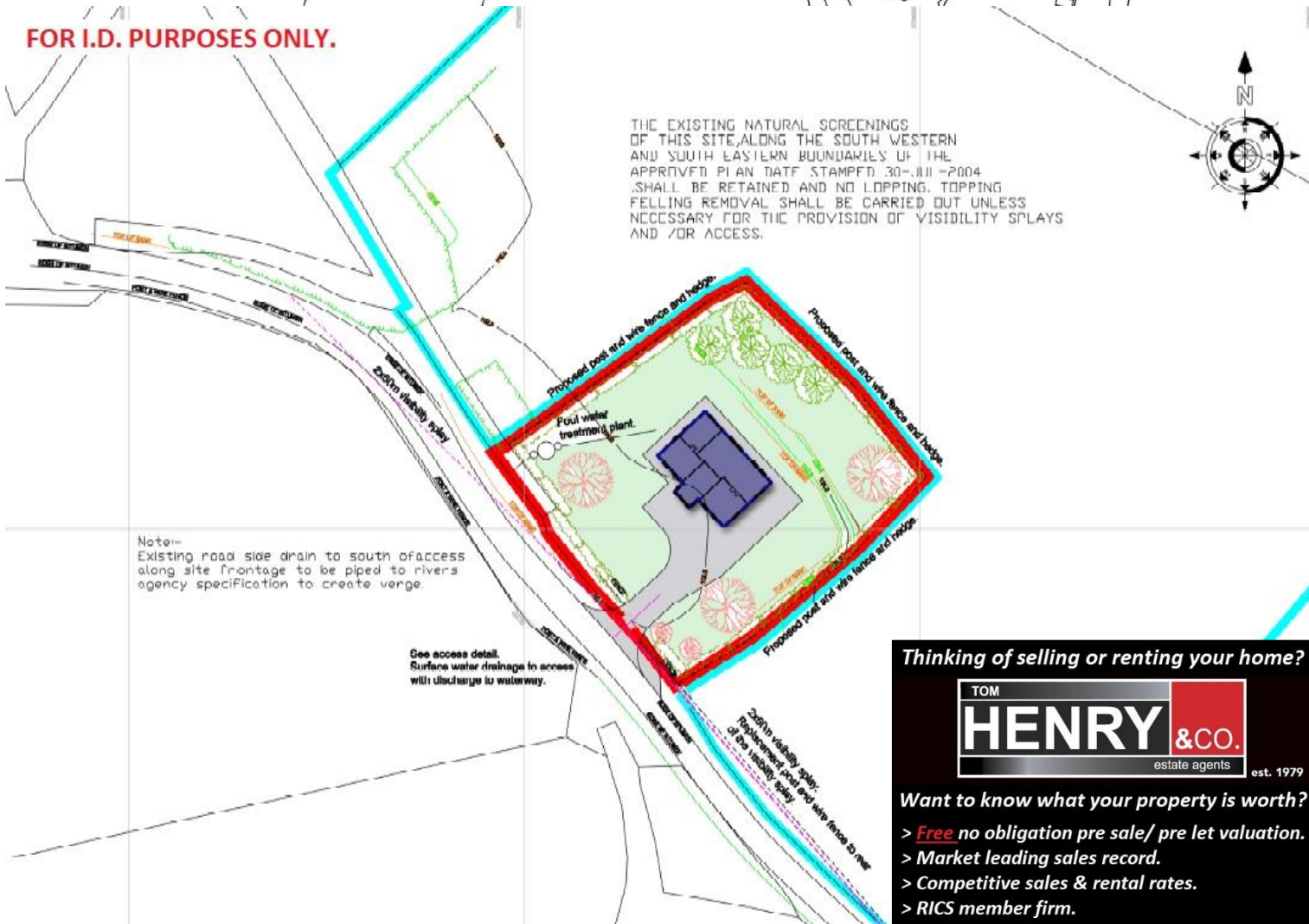
Omagh Planning Office



FOR I.D. PURPOSES ONLY.



FOR I.D. PURPOSES ONLY.



Note:-  
Existing road side drain to south of access along site frontage to be piped to rivers agency specification to create verge.

See access detail.  
Surface water drainage in access will discharge to waterway.

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**FLOORPLANS, SITE PLAN & LOCATION PLAN FOR I.D. PURPOSES ONLY.**

**N.B.**

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