

BUILDING SITE FOR SALE
89 MULLYBRANNON ROAD
DUNGANNON
CO. TYRONE
BT71 7ES



working harder to make your *move easier*

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

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ELEVATED BUILDING SITE WITH F.P.P FOR A SUPERIOR DETACHED RESIDENCE

LOCATED JUST OFF THE HIGHLY SOUGHT-AFTER & COMMUTER CONVENIENT MULLYBRANNON ROAD THIS ELEVATED BUILDING SITE CIRCA. 0.45 ACRES BENEFITS FROM FULL PLANNING PERMISSION GRANTED & FOOTINGS IN PLACE FOR A DETACHED TWO STOREY DWELLING (APPROX. 2970 SQ FT).

WITH VIEWS OVER THE DISTANT LANDSCAPE & LOCATED ONLY APPROX 1.5 MILES FROM THE M1 INTERSECTION / A4 BYPASS FOR EASY COMMUTING TO FURTHER AFIELD THIS "READY TO GO" SITE IS SURE TO APPEAL TO BOTH THOSE WISHING TO SELF-BUILD THEIR FOREVER FAMILY HOME & DEVELOPERS / CONTRACTORS ALIKE.

FULL PLANNING PERMISSION – FOOTINGS IN PLACE – SUPERB VIEWS – C. 0.45 ACRES



OFFERS OVER: £44,950

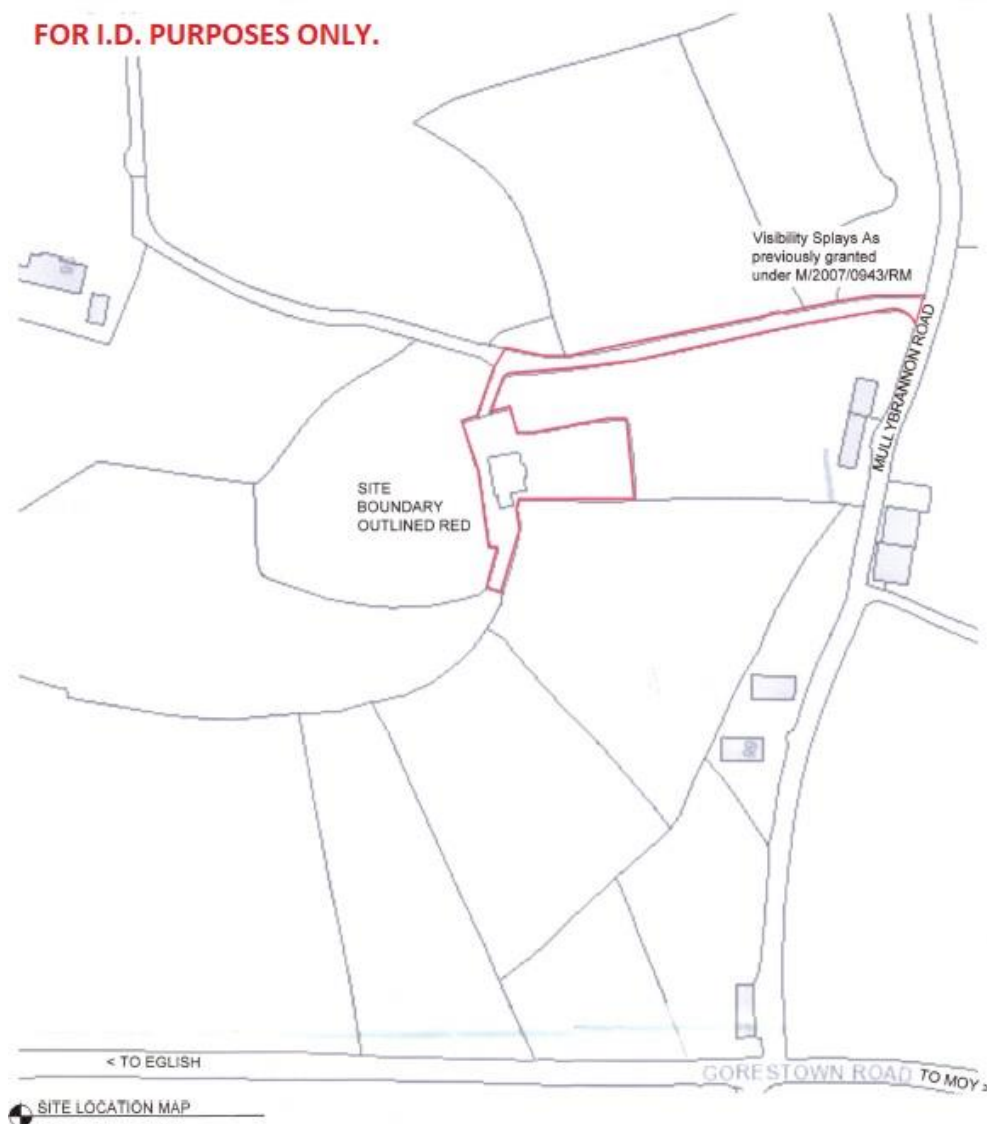
PLANNING LEGISLATION & MAPS FOR I.D. PURPOSES OVERLEAF...

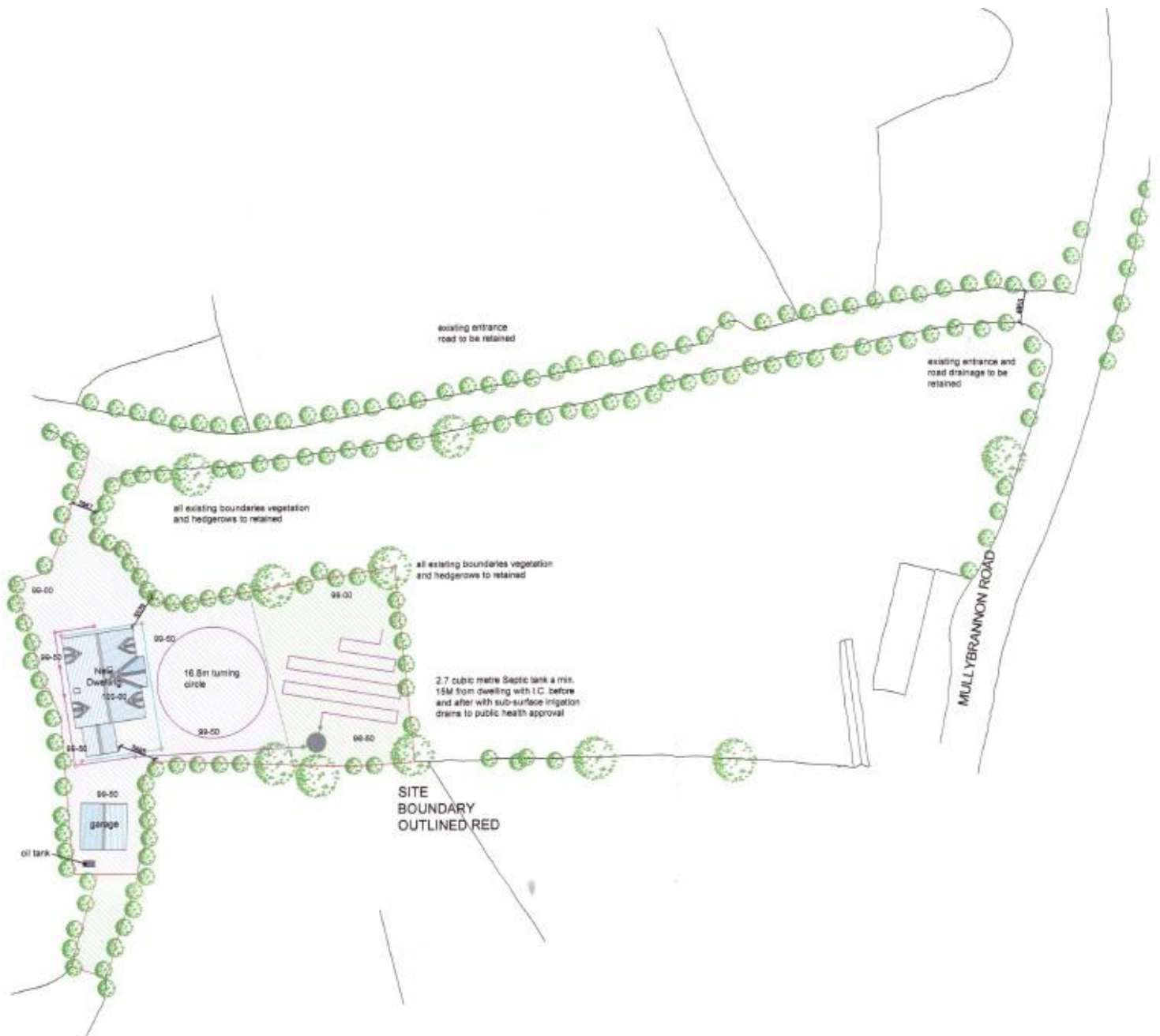
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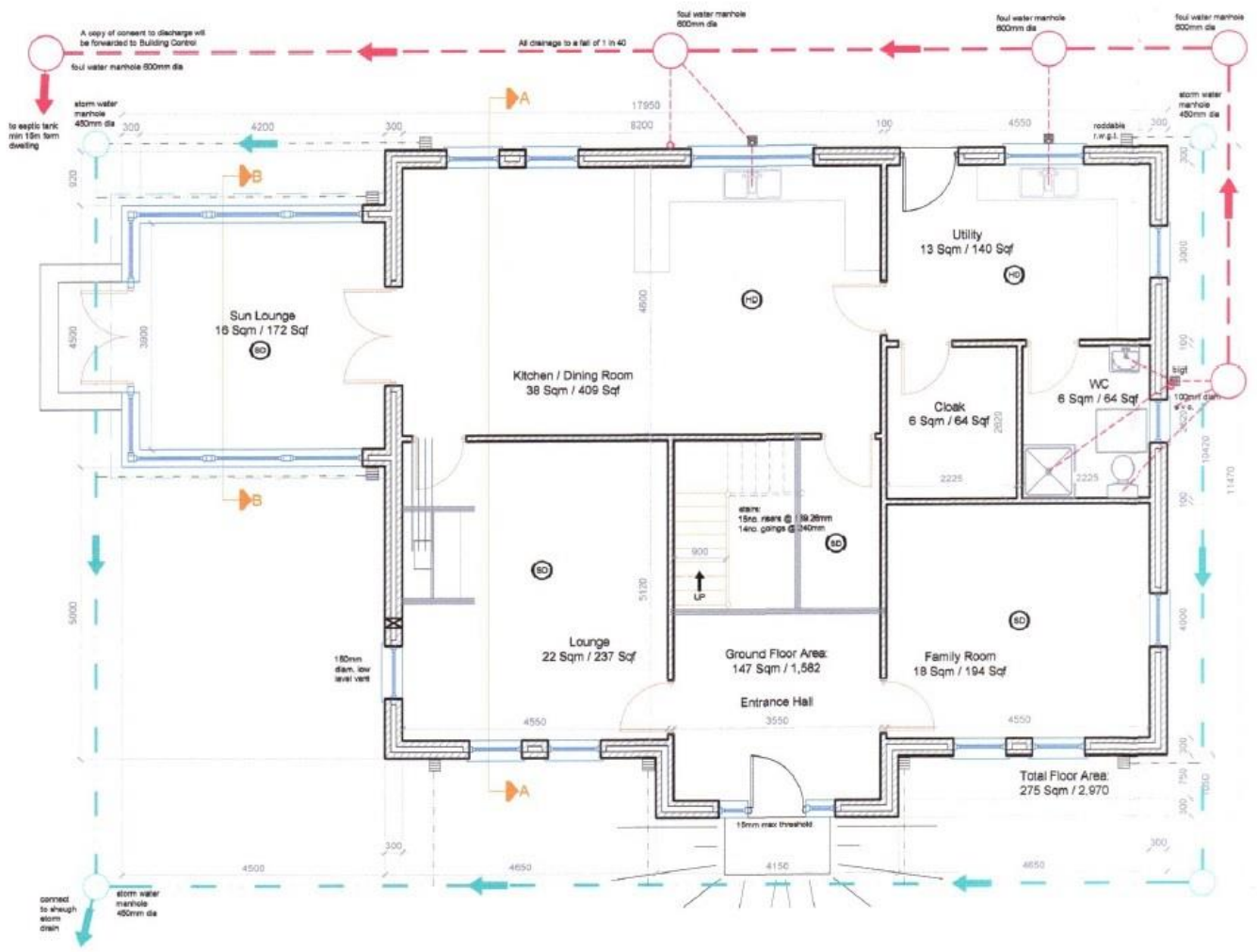


SITE FEATURES...

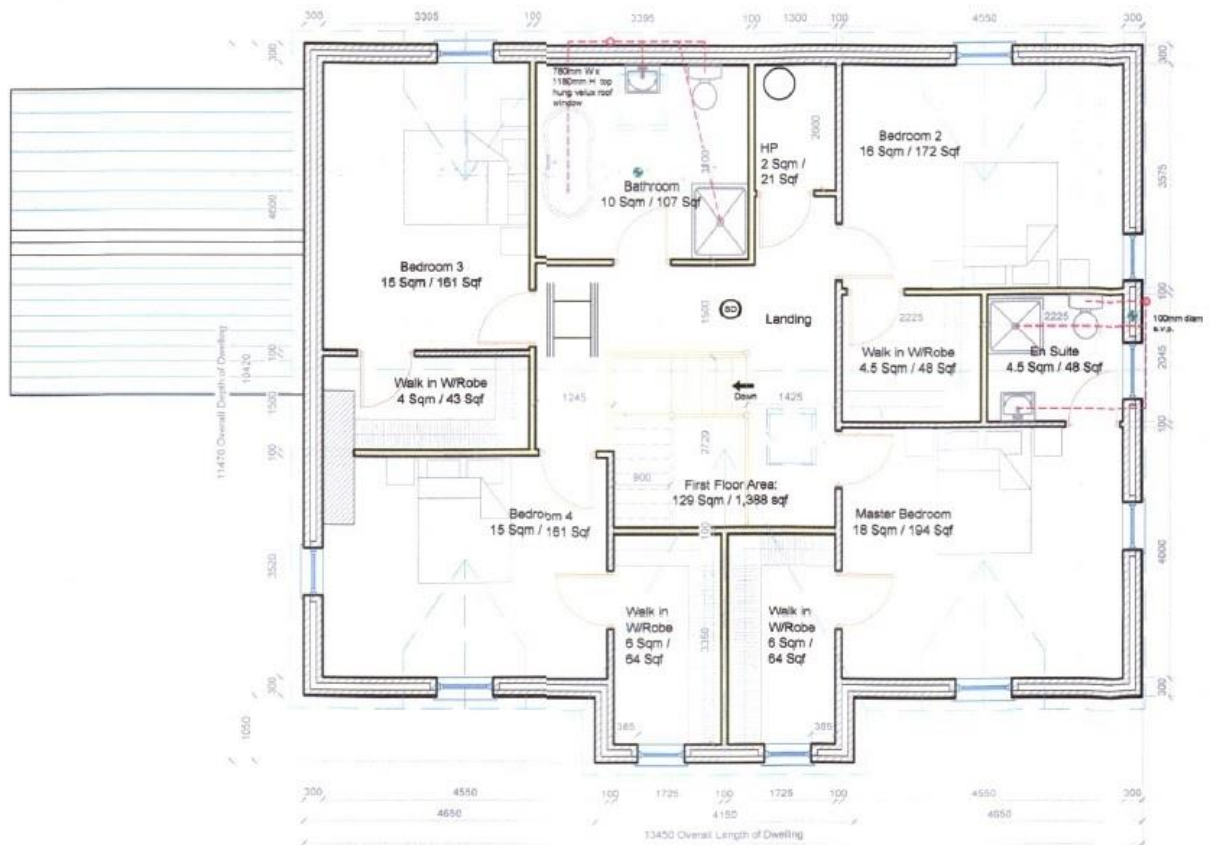
- AN ELEVATED BUILDING SITE WITH VIEWS TO THE DISTANT LANDSCAPE.
- FULL PLANNING PERMISSION PASSED (LA09/2020/1434/F).
- PLANNING FOR A 2 STOREY DWELLING CIRCA. 2970 SQ FT.
- 4 BEDROOMS, 3 RECEPTION ROOMS – SEE FLOOR PLANS ATTACHED.
- FOUNDATIONS IN PLACE FOR PROPOSED DWELLING.
- SITE APPROX. 0.45 ACRES.
- QUIET, RURAL, YET LOGISTICALLY CENTRAL LOCATION:
 - A4 BYPASS / M1 INTERSECTION: APPROX. 1.5 MILES.
 - MOY VILLAGE: APPROX. 3 MILES.
 - DUNGANNON TOWN CENTRE: APPROX. 4.5 MILES.
- A FANTASTIC OPPORTUNITY FOR THOSE WISHING TO BUILD THEIR DREAM HOME.
- SURE TO APPEAL TO THE DISCERNING DEVELOPER / CONTRACTOR.







PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2020/1434/F**

Date of Application: **17th November 2020**

Site of Proposed
Development:

**89 Mullybrannon Road
Finelly
Dungannon
BT71 7ES**

Description of Proposal:

Amendments to house type (M/2007/0943/RM)

Applicant:
Address:

Agent: Homes and Doran Ltd
Address: 1st Floor The Old Savings Bank
1 Victoria Street
Armagh
BT61 9DS

Drawing Ref: 01

The Mid Ulster Council in pursuance of its powers under the above-mentioned Act 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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



2. All hard and soft landscape works shall be carried out in accordance with the approved details on drawing No.01 dated 17th November 2020 and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out prior to the occupation of any part of the dwelling.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. One dwelling only to be erected on the site

Reason; this is in substitution for the dwelling approved under M/2007/0943/RM and is not for an additional dwelling.

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. The DFI's Roads Service has pointed out that the existing vehicular access to the dwelling is sub-standard and that, in your interests and that of other road users, measures should be taken to provide acceptable visibility.

Dated: 11th February 2021

Planning Manager





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

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.