

# FOR SALE

*By Private Treaty*

## PRIME RESIDENTIAL DEVELOPMENT SITE

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### Lands at Old Caulfield Road & Lisnamonaghan Road, Castlecaulfield, Dungannon, BT70

*Site area approximately 10.6 Acres (4.29 Ha) with the benefit of Full Planning Permission for 59 No. dwellings & approval pending for a further 24 No. dwellings (Total: 83)*



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## INTRODUCTION

We are instructed to offer for sale this superb development site in Castlecaulfield, Co. Tyrone. The lands which extend to a total of 10.6 acres (4.29 hectares) are situated at the Lisnamonaghan Road and Old Caulfield Road.

The site benefits from Full Planning Permission for 59 houses with approval for a final phase of 24 houses pending. The proposed overall development will comprise of 83 houses in 3 phases consisting of 40 no. three bedroom semi detached, 14 no. four bedroom semi-detached and 29 no. four bedroom detached.

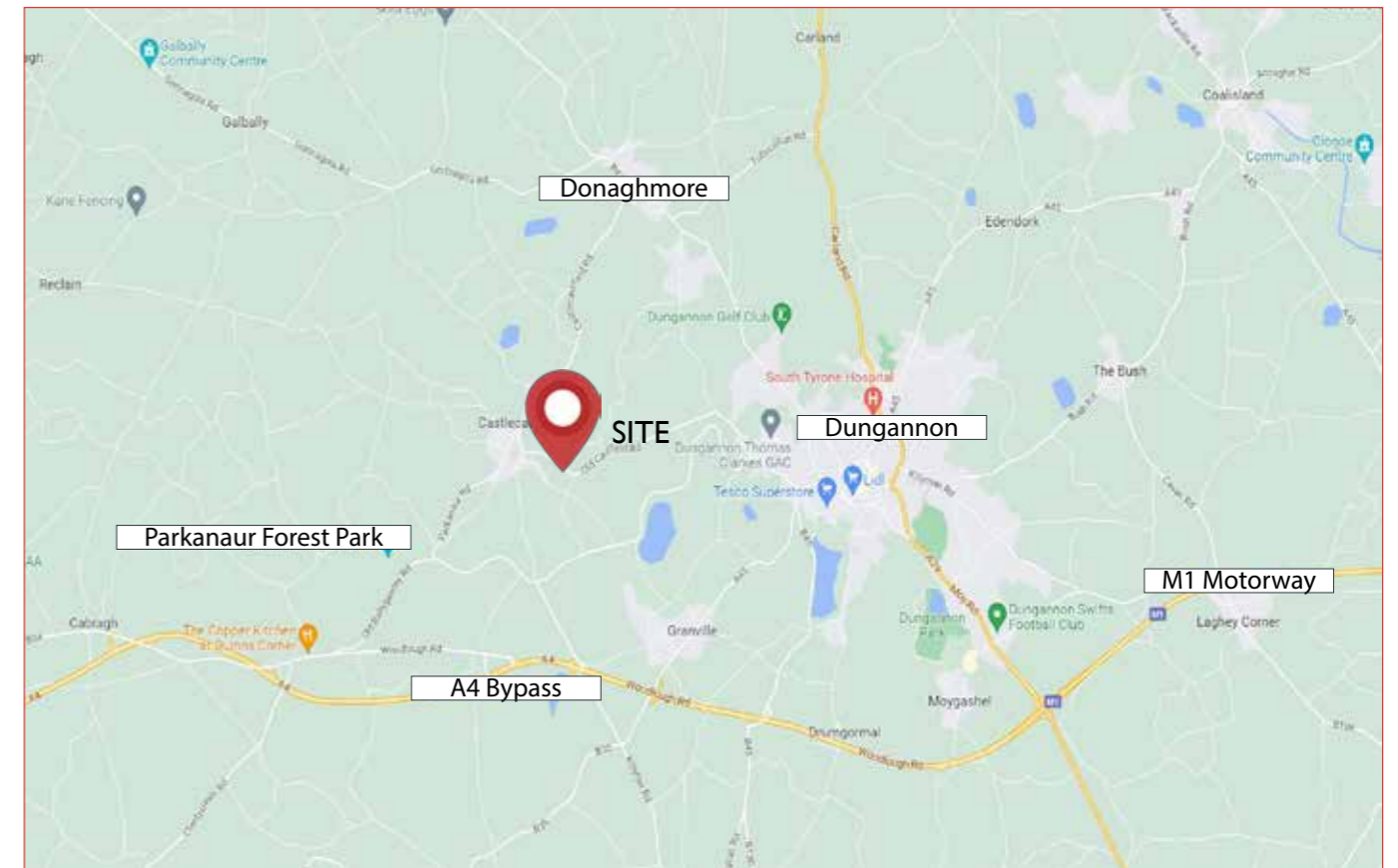
The development has been designed in a traditional Georgian architectural style with render and brick finishes and the wide variety of two storey house types, sizes and accommodation are appropriate and proven in the local market place. The house types are designed to cater for all buyer types including first time buyers, small families, growing families and those downsizing.

The layout of the 3 phases integrate very well together. Each phase has been designed to incorporate clusters of houses in cul-de-sacs with open green spaces. Many of the road frontage houses have direct access off the Lisnamonaghan Road and Old Caulfield Road which is a unique feature of the development design and provides for a very attractive and appealing onward development.

There has been strong demand in the area for new developments with limited new housing schemes built in recent times and a lack of availability of zoned housing land. The resale market in the local area for similar house types to those proposed, continues to perform exceptionally well and we forecast high demand for the onward development due to its highly convenient location and close proximity to the A4 Bypass (leads to M1 Motorway). Castlecaulfield continues to appeal to a wide spectrum of potential buyers from within the local vicinity, surrounding towns, hamlets, villages and commuters due to its proximity to the M1 Motorway.

The site benefits from available capacity in the local WwTW to serve the entire development. Building Control applications were submitted prior to the implementation of the new Building Regulations in June 2022 with approvals pending.

The sale of this site represents an excellent opportunity to acquire a virtually 'ready to go site'.



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## LOCATION

Named for its castle constructed c. 1619, Castlecaulfield is a charming village, steeped in history that lies at the heart of Northern Ireland.

Perfectly positioned close to Dungannon and Cookstown in Mid-Ulster, Castlecaulfield offers a tranquil village escape with easy access to town life and the main roads network for commuting throughout the province.

A model of village living, Castlecaulfield offers two sought after primary schools, a convenience store, butchers, hairdressers, a takeaway and a charming public house. A wealth of cultural, recreational and leisure opportunities are also minutes away in the nearby picturesque Donaghmore village and bustling Dungannon town (both less than 3 miles away) with superb schools, shopping amenities such as The Oaks Centre, Tesco, Linen Green Retail Outlet, renowned eateries and scenic walks at Parkanaur Forest Park (c.1.6 acres), a forest park with walking trails and river extending to almost 200 hectares of woodland.

The location of the lands for sale are less than a 5 minute drive from the A4 dual carriageway which directly connects onto the M1 Motorway which provides for excellent commuting options for those commuting north, west or south. Belfast is c. 45 miles away.

The central location of Castlecaulfield ensures that it is easily accessible to Dungannon, Cookstown, Ballygawley, Armagh, Portadown, Craigavon, Omagh, Enniskillen and Belfast.



Dungannon Golf Club



Dungannon Park

The location is ideal for first-time buyers, families, and commuters due to its proximity to bustling village amenities, recreational facilities, and provincewide renowned schools.

**Distances to:**

Castlecaulfield Village Centre:	0.5 miles
Parkanaur Forest Park:	1.6 miles
A4 East / West Bypass (leading to M1):	1.9 miles
Lidl:	2.2 miles
Donaghmore Village Centre:	2.4 miles
Sainsburys:	2.7 miles
Translink Bus Depot:	2.8 miles
Dungannon Town Centre:	2.9 miles
Tesco Superstore:	3 miles
Dungannon Golf Club:	3.1 miles
Dungannon Leisure Centre:	3.2 miles
Dungannon Park:	4.2 miles
Linen Green Retail Outlet:	4.4 miles
M1 Motorway	5.6 miles
Moy:	8.8 miles
Cookstown Town Centre:	12 miles
Armagh:	15.6 miles
Portadown:	20 miles
Craigavon:	22.6 miles
Omagh Town Centre:	26 miles
Enniskillen:	40 miles
Belfast City:	45 miles



Linen Green Retail Outlet



Parkanaur Forest Park



The Argory

**Renowned Schools**

Blessed Patrick O'Loughran PS:	0.1 miles
Walker Memorial PS:	0.6 miles
St Josephs Grammar School:	2.2 miles
Donaghmore Controlled PS:	2.5 miles
St. Patricks Primary School Donaghmore:	2.8 miles
South West College Dungannon:	3.3 miles
Drumglass High School:	3.4 miles
Royal Grammar School Dungannon:	3.5 miles
Dungannon Integrated College:	4.1 miles
St. Patrick's College:	4.2 miles
St. Patricks Academy Grammar School:	4.2 miles



## PLANNING

Full planning permission granted for 59 houses with approval for a final phase of 24 houses pending.

### LANDS AT LISNAMONAGHAN ROAD

- LA09/2021/1572/F
- Planning Permission granted on 25th October 2022
- 29 Units. Site area c. 3.6 acres


### LANDS AT OLD CAULFIELD ROAD (NORTH)

- LA09/2022/0365/F
- Planning approval pending
- 24 units. Site area c. 3.2 acres

### LANDS AT OLD CAULFIELD ROAD (SOUTH)

- LA09/2022/0440/F
- Full planning permission granted on 8th March 2023
- 30 Units. Site area c. 3.8 acres

## PLANNING APPROVALS

  
Coughlinne Ceannair  
**Lár Uladh**  
Mid Ulster  
District Council

**APPROVAL OF PLANNING PERMISSION**  
Planning Act (Northern Ireland) 2011

Application No: LA09/2021/1572/F  
Date of Application: 1 November 2021

**Site of Proposed Development:** Lands North Of Lisnamonaghan Road Opposite 1-8 63 & 64 Lisnamonaghan Meadows And 32 & 34 Lisnamonaghan Road And Directly To The Site Of And Adjacent To Blessed Patrick O'Loughran Primary School Castlecaulfield Dungannon.

**Description of Proposal:** Proposed residential development consisting of 29 No. dwellings made up of a range of 3 & 4 bed detached and semi detached houses with associated access & parking and public open space.

**Applicant:** [Redacted] **Agent:** No Agent for this application  
**Address:** [Redacted] **Address:**


**Approved Plan(s):** 01, 03 REV3, 07 REV1, 08, 09, 10 REV 1, 11 REV 1, 12 REV 1, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28 Rev 2, 29, Landscape Management Plan, Mid Ulster District 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:

**Condition 1**  
As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  
**Reason:** Time Limit

**Condition 2**  
The visibility splays of 2.4 metres by 80 metres at the junction of the proposed

  
Coughlinne Ceannair  
**Lár Uladh**  
Mid Ulster  
District Council

**APPROVAL OF PLANNING PERMISSION**  
Planning Act (Northern Ireland) 2011

Application No: LA09/2022/0440/F  
Date of Application: 4 April 2022

**Site of Proposed Development:** 140 Old Caulfield Road Castlecaulfield Dungannon

**Description of Proposal:** Proposed residential development consisting of 30 no. dwellings made up of a range of 3 & 4 bed detached and semi-detached houses with associated access & parking, landscaping and public open space.

**Applicant:** [Redacted] **Agent:** No Agent for this application  
**Address:** [Redacted] **Address:**

**Approved Plan(s):** 26, 25, 24, 23, 22, 21, 20, 13, 12, 11, 10, 01, 29, Landscape Management Plan, Tetra Tech Report, 02 Rev 1, 14 Rev 1, 15 Rev 1, 16 Rev 1, 27 Rev 1, 28 Rev 1, 17 Rev 1, 18 Rev 1, 19 Rev 1, Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

**GRANTS PLANNING PERMISSION**

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**Condition 1**  
As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  
**Reason:** Time Limit

**Condition 2**  
The visibility splays of metres 4.5 metres x 70 metres at the junction of the proposed access road with the Old Castlecaulfield Road, shall be provided in accordance with Drawing No 29 bearing the date stamp 29th October 2022, prior to the

## SCHEDULES OF ACCOMMODATION

The tables below set out the proposed house types and mix per phase.

### LANDS AT LISNAMONAGHAN ROAD - 29 UNITS - (PLANNING APPROVED)

NO. OF UNITS	UNIT TYPE	DESCRIPTION	SQ FT	TOTAL SQ FT
9	A	3 Bedroom Semi-Detached	1,184	10,656
4	A2	3 Bedroom Semi-Detached	1,184	4,736
6	B	4 Bedroom Detached	1,996	11,976
6	C	4 Bedroom Semi-Detached	1,444	8,664
3	D	4 Bedroom Detached	1,664	4,992
1	E	3 Bedroom Semi-Detached	1,189	1,189

### LANDS AT OLD CAULFIELD ROAD (NORTH) - 24 UNITS - (PLANNING APPROVAL PENDING)

NO. OF UNITS	UNIT TYPE	DESCRIPTION	SQ FT	TOTAL SQ FT
10	A	3 Bedroom Semi-Detached	1,184	11,840
4	A1	3 Bedroom Semi-Detached	1,184	4,736
2	A2	3 Bedroom Semi-Detached	1,184	2,368
4	B	4 Bedroom Detached	1,996	7,984
4	C	4 Bedroom Semi-Detached	1,444	5,776
4	D	4 Bedroom Detached	1,664	6,656
5	E	3 Bedroom Semi-Detached	1,189	5,945

### LANDS AT OLD CAULFIELD ROAD (SOUTH) - 30 UNITS - (PLANNING APPROVED)

NO. OF UNITS	UNIT TYPE	DESCRIPTION	SQ FT	TOTAL SQ FT
6	A	3 Bedroom Semi-Detached	1,184	7,104
4	A1	3 Bedroom Semi-Detached	1,184	4,736
6	B	4 Bedroom Detached	1,996	11,976
4	C	4 Bedroom Semi-Detached	1,444	5,776
6	D	4 Bedroom Detached	1,664	9,984
4	E	3 Bedroom Semi-Detached	1,189	4,756



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## SERVICES

The site benefits from available capacity in the local WwTW to serve the entire development, subject to minor storm off setting works on the Old Caulfield Road as agreed with NI Water. Foul, storm and watermain extensions are required to service the lands. A detailed Drainage Network Summary outlining all the additional information which enables the developments to be served is available upon request.

Aidan Shields  
McKeown & Shields  
1 Annagher Road  
Coalisland  
Dungannon  
Co. Tyrone  
BT71 4NE



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## BUILDING CONTROL

The lands benefit from a submission prior to the introduction of the new Building Regulations post June 2022

The summary of the Building Control status is outlined below.

### APPLICATION REFERENCES:

- F/2022/0850 - Lisnamonaghan Road - Building Control Approval Granted on 7th March 2023.
- F/2022/1092 – Old Caulfield Road (Northern Lands) - (Approval pending).
- F/2022/1084 – Old Caulfield Road (Southern Lands) - (Approval pending).

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## RENTED BUILDING

On the Old Caulfield Road (southern lands) there is a c. 14,000 Sq Ft building which is rented on a "Licence to Occupy" basis to a long established local engineering business on the following terms:

- Permitted Use: Storage / light engineering.
- Term: 12 month licence commenced on 25th July 2022 ending on 24th July 2023. Subject to monthly extensions thereafter with one months notice to quit.
- Additional information available upon request.



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## PROPOSED CGI STREET SCENES



## TERMS OF SALE

### Land offered for sale by Private Treaty

#### CRITERIA REQUIRED FROM INTERESTED PARTIES

- Name of purchaser.
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level.
- Timescale to complete the purchase post acceptance of offer. Completion shall be no later than 6 weeks following date of offer acceptance.
- Details of offer level and confirmation that a 10% non-refundable deposit will be paid upon exchange of contracts.
- Details of Solicitor who will represent the proposed purchaser.

## PRICE

**Offers Over £2,450,000**  
**(Two million, four hundred and fifty thousand pounds Sterling)**

## TENURE

The site for sale is freehold. The lands are comprised within Land Registry Folio TY21384 County Tyrone.

The lands will be sold with the benefit of easements over the vendors adjacent lands as required for visibility splays.

The vendor requires easements over certain lands being sold. A copy of the land transfer map is available in the data room.

## SOLICITOR

Kieran Quinn  
PA Duffy & Co. Solicitors  
7-9 Market Square  
Dungannon  
BT70 7AB



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## DATA ROOM

All relevant planning, architectural, consultant reports, Building Control and drainage network documentation relating to the lands for sale can be viewed in a Data Room.

The Data Room can be shared following registration of interest with either Simon Brien Residential or Tom Henry & Co.

## FOR FURTHER INFORMATION

For further information please contact either:



**SIMON BRIEN F.N.A.E.A.**  
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